

**Item A. 3**                      **06/00580/REMMAJ**                      **Approve Reserved Matters**

**Case Officer**                      **Mrs Wendy Gudger**

**Ward**                                      **Chorley South West**

**Proposal**                              **Erect 87 No dwellings with garages and associated road, sewer and landscaping works**

**Location**                              **Gillibrand Hall Grounds Grosvenor Road Chorley**

**Applicant**                              **Graham Baldwin**

**Background**                              Outline planning permission was originally granted in July 2000 for a housing development, on approximately 4.8 hectares around Gillibrand Hall. The permission was subject to a standard time limit condition requiring submission for approval of all reserved matters within three years, ie by 26 July 2003. A number of outline permissions have been granted to extend this time period. The most recent application 05/00969/OUTMAJ involved the revision of the initial S.106 Agreement to ensure the provision of a commuted sum for affordable housing of £600,000 rather than accept the provision of low cost market housing.

Planning permission was also granted ref 03/00522/REMMAJ for the same development that is now proposed in this application. The reason for the submission is that the developer wishes to implement the most recently approved outline application referred to above and there are no full details approved which relate to that outline consent.

Condition 4 of the outline planning permission required a development brief to be submitted detailing the characteristics of the site and surrounding area which would influence the form, design and layout of the development. The brief was also to include an illustrative plan indicating how the site was to be developed. The applicants did submit a development brief however the illustrative layout was not considered acceptable as it was considered to compromise the historical context of the site. Significant discussions have taken place since and this has resulted in significant improvements to the design and layout of the development.

The development of the site was also dependent upon development of adjoining land at Gillibrand. It was conditioned that access be through that development, from the Gillibrand Link Road, rather than from the Collingwood Road direction.

**Proposal**                              The application now under consideration is a reserved matters application with all outstanding matters such as siting, design, external appearance and landscaping being submitted for approval. This application is identical to the permission ref 03/00522/REMMAJ granted consent in July 2004.

A variety of dwellings are proposed ranging from apartments, terraces of rural style units and detached houses.

**History** A number of applications have been submitted as follows:-

00/00166/OUT Outline planning permission was granted in July 2000 for residential development.

01/00637/REM A reserved matters application for the erection of 70 dwellings was withdrawn in 2001.

03/01017/FULMAJ An extension of time to the original outline permission was granted in May 2004.

03/00522/REMMAJ A reserved matters application for the erection of 87 dwellings, associated roads and public open space granted in July 2004

05/00969/OUTMAJ An outline planning permission granted consent to extend the period for the submission of reserved matters to November 2007

**Policy** The greater part of the application site is allocated for housing development within the adopted Chorley Borough Local Plan Review.

The following policies of the Adopted Chorley Borough Local Plan Review are relevant :-

HT3 The Setting of Listed Buildings  
HT12 Sites of Regional and Local Archaeological Importance  
EP9 Trees and Woodlands  
EP10 Landscape Assessment  
GN1 Settlement Policy Main Settlements  
GN5 Building Design and Retaining Existing Landscape Features and Natural Habitats.  
GN8 High Density Development in Appropriate Locations  
HS1 Housing Allocations  
HS3 Dwelling Density  
HS4 Design and Layout of Residential Developments  
TR4 Highway Development Control Criteria  
Windfall Housing SPG

PPG 15 Planning and the Historic Environment  
PPG 16 Archaeology and Planning

**Third Party Representations** Three letters have been received from local residents one from the residents committee on Rookery Close. Objections refer to:-

- The development may impinge on home and property
- There may be increase pedestrian traffic if the wall around the barn is removed
- Noise and dust from the development is of concern
- Damage to trees and wildlife would be detrimental to the area
- Privacy of the area would be jeopardised
- There is already extensive development in the area.

**Representations** Environmental Services have no objections in principle but require a landfill gas survey with remediation works if necessary before development commences. This is already conditioned on the

outline.

United Utilities have no objections in principle.

County Engineer Highways has no objections to the development.

The Ramblers Association has no objections to the development.

The Coal Authority has commented that the application is not within the zone of likely physical influence on the surface from any present under ground workings.

## **Assessment**

The principle of housing development of this site has already been established by the Local Plan allocations and the previous grant of outline planning permissions.

The key issues to consider are the impact on the setting of the listed buildings, the impact on the archaeology of the site, trees and landscaping, access, affordable housing provision and impact on residential amenity.

### **Impact on the setting of the listed buildings.**

PPG 15 advises that consideration must be given as to whether a scheme preserves and enhances the character/ setting of listed buildings. Gillibrand Hall which is a grade II listed building is set within what would have been the former landscaped and walled garden areas which contain significant treed areas the majority of which are covered by tree preservation orders. In essence the hall appears to be situated in a parkland setting with large open spaces around it.

The proposed development has attempted to retain this openness and the development under 03/00522 was amended significantly following discussions with officers. The amendments to the submitted scheme involved the reduction of dwellings from one hundred and ten to eighty seven, the retention of significant trees, the retention of the moated area in the northern part of the site and the revision of the layout, design and external appearance of the dwellings to reflect a more rural approach.

Gillibrand Hall Barn is a Grade II \* listed building located on Rookery Close. Following amendments to the scheme which involve the retention of the moated area and the reduction in the number of dwellings it was considered that its setting would not be affected.

It is considered that the proposed development would now comply with the relevant policies of the Local Plan and PPG 15.

### **Impact on Archaeology**

The initial scheme submitted intruded into the moated area of the site which was considered to be unacceptable. Officers sought to retain this feature as part of the development due to its historical significance. The applicant produced revised plans which ensures that the development does not intrude into the moated area which has now been incorporated into the design with main elevations of the development overlooking the area to provide natural surveillance. The proposed development is therefore considered to comply with the relevant policies of the Local Plan and PPG 16.

### **Trees and landscaping**

The site has significant tree coverage the majority of which are covered by tree preservation orders. It will be necessary to remove a small number of trees to enable development to take place. The Councils Arboriculturalist considered the development to be acceptable following amendment.

There will be no detrimental visual impact following the removal of trees and the applicant proposes to provide additional tree planting as part of the landscaping of the site. The layout preserves important trees and this will still provide for a park like setting to Gillibrand Hall. On that basis it is considered that the proposed development would have no significant detrimental impact on existing trees.

The applicants are proposing significant landscaping which includes hedgerow treatment to the boundaries of the majority of the properties, additional tree planting together with substantial landscaping.

### **Access**

Access to the site will be taken from the main Gillibrand development and this is conditioned on the outline approval. There is a requirement for an emergency access and this will need to be taken from Grosvenor Road along the line of the existing access to the Hall but will only be used by the emergency services. There would still be pedestrian access available.

### **Affordable Housing**

Condition 18 of the original outline planning permission required 20% of the housing units to be provided as affordable housing which equates with 17 units. However that condition would allow the developer to provide low cost market housing with no requirement to retain that low cost housing once houses had been sold on. Since then a further outline has been approved which has secured a commuted sum of £600,000 for affordable housing which will assist the development of further affordable housing within the main Gillibrand estate.

### **Impact on Residential Amenity**

The proposed development is in accordance with the Councils policy on overlooking distances. The scheme was also been reduced in size from one hundred and ten dwellings to eighty seven which significantly reduced the dominance of the scheme. The proposed layout of the development has been revised to take into account any impacts on existing residential properties and this is considered to be satisfactory. The development is considered to comply with the relevant policies of the Local Plan.

### **Conclusion**

On balance given the previous reserved matters approval which can still be implemented circumstances have not changed which would change the above considerations. The application is considered to comply with the relevant policies of the local plan and national planning guidance. The application is therefore recommended for approval.

## Recommendation: Approve Reserved Matters Conditions

1. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
-	14.07.04	House Type Plans
04/79/P09	22.06.04	Strip Elevations AA, BB, CC, DD
04/79/P08	22.06.04	Strip Elevations X, Y, Z
04/79/P07	22.06.04	Strip Elevations U, V, W
04/79/P06	22.06.04	Strip Elevations Q,R,S,T
04/79/P05	22.06.04	Strip Elevations M, N, O, P
04/79/P04	22.06.04	Strip Elevations J, K, L
04/79/P03	22.06.04	Strip Elevations F, G, H
04/79/P02	22.06.04	Strip Elevations A, B1&B2, C,D,E
04/79/P01	22.06.04	Site Plan Showing Strip Elevation
GH-11-04-001	22.06.04	Detail Site Layout
1620.12	22.06.04	Landscape Proposals sheet 1 of 2
1620.13	22.06.04	Landscape Proposals sheet 2 of 2
GH-11-07-001	22.06.04	External Works Plan
1620.07X	12.09.03	Tree Survey
Q1A054	09.06.06	Floor Plans Aire
Q2A062	09.06.06	Floor Plans Allen
Q2H060	09.06.06	Floor Plans Bala
Q3H078	09.06.06	Floor Plans Ennerdale
Q3H089	09.06.06	Floor Plans Galloway
Q3H096	09.06.06	Floor Plans Irthing
Q3H090	09.06.06	Floor Plans Hardwick
Q3H092	09.06.06	Floor Plans Hayward 2
Q3H091	09.06.06	Floor Plans Hayward
Q4H124	09.06.06	Floor Plans Otter
Q4H122	09.06.06	Floor Plans Ouse
Q4H126	09.06.06	Floor Plans Parrett
Q4H131	09.06.06	Floor Plans Roadford
Q4H139	09.06.06	Floor Plans Severn
Q2A061	09.06.06	Floor Plans Amherst 8
Q2A065	09.06.06	Floor Plans Amherst 2

*Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.*

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