

Item D. 7 **06/00532/FUL** **Permit Full Planning Permission**

Case Officer **Mr Simon Pemberton**

Ward **Chisnall**

Proposal **Amendment to design of crematorium building previously approved incorporating an extension to the building.**

Location **Land Opposite Brow Cottage Preston Road Charnock Richard Chorley Lancashire**

Applicant **Petersgate Crematoria Ltd**

Background: This application for full planning permission follows a series of previous applications for a crematorium on this site. Outline planning permission was first granted in 1999 under reference 99/00445/CO4. This was subsequently renewed in 2003 (reference 02/01232/CO3MAJ). A further application was submitted in 2004, reference 04/01277/FUL for amendments to the access into the site. A reserved matters application was subsequently submitted (reference 04/01376/REMMAJ) for the erection of the crematorium and chapel with the ancillary parking.

The site is set back to the west of Preston Road with an access approximately opposite Stan Stocks Depot. Details of the access are subject of a planning application 04/1277 which was approved on the 19th January 2005. Some work has commenced on the access, although they remain incomplete at the time of writing this report.

Proposal: Application 04/01376/REMMAJ, approved on the 19 January 2005, proposed a single storey building of 440sqm, car park for up to 57 cars, formal garden area and an access road with a gated entrance to the A49. The changes proposed in the current application only relate to the building previously approved. All other details remain the same.

The applicants advise that the UK has signed up to OSPAR Convention (Convention for the Protection of the Marine Environment of the North-East Atlantic) which requires that all new crematoria constructed after October 2006 are fitted with Mercury abatement equipment. There are further targets that 50% of all crematoria (including existing) are fitted with the equipment by 2012 and that all crematoria are suitably equipped by 2020. Mercury emissions do not cause particular local health concerns, however, mercury is dispersed over a large distance and affects the population primarily through the consumption of fish.

The abatement equipment is bulky and needs an extension to the building to accommodate it.

Policy: The relevant policies include:
Chorley Borough Local Plan Review 2003 – DC1, GN5, EP4, and EP9
Joint Lancashire Structure Plan (2005) – Policy 21 and 25

Representations: A single letter of objection has been received from a resident of Back Lane on the basis of increased scale of building imposing on the character of rural land designated Green Belt and the effect on the highway of increased capacity at the crematorium.

Consultations: Head of Public Space Services – Access to be agreed with the County Council.
Lancashire Environment Director (Ecology) – Refers to the need to safeguard habitats for bats and breeding birds, including hedgerows and to provide habitat management plans.
The Wildlife Trust – Reiterates the above concerns and asks a close inspection of the site for newts and water voles be maintained.

Assessment: The outline permission and subsequent reserved matters approvals has set the principle of a crematorium in this location.

The building is a brick built structure under a slate effect roof set well back from the road. Existing hedge lines and trees reduce its visibility. There is a small car park on the North side. A garden of remembrance is located at the beginning of the development and access is across the 'front field' closest to Preston Road. The building has a chimney incorporated into its roof and rising 3m above the ridge.

The proposed extension measures 5.7m by 8.6 metres. It adds an additional 49m² of floorspace to the building. This increases the floorspace of the overall building to 489m². This is broadly in accordance with the scale of the building envisaged at the outline application stage.

It is solely designed to accommodate the additional mercury abatement equipment and is not intended to increase the capacity of the crematorium in any way. It therefore should not have any significant impact on the adjacent highway network. In this respect the Councils Highways Officers raise no objections to the current application.

The site lies within the Green Belt where there is strict control of new development. Only limited forms of development are appropriate. These are set out in Planning Policy Guidance Note 2: 'Green Belts' and Policy DC1 of the Chorley Borough Local Plan Review 2003. One of the indicated criteria is essential facilities for cemeteries. It is clear from the applicant submission that the provision of this equipment is necessary and essential for the operation of the crematorium in the longer term.

In terms of landscape impact, the proposal represents a modest increase to the scale of the building previously permitted. Bearing in mind its isolated location and significant landscape screening, the proposal will not unduly increase the impact of the proposal over and above that which has been previously permitted.

Conclusion: In summary, the proposal represents appropriate development in the Green Belt and broadly accords with the principles previously established for the development of the site. The application is therefore recommended for approval subject to the following conditions.

Recommendation: Permit Full Planning Permission Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, unless otherwise first agreed in writing by the Local Planning Authority, and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy GN5 of the Chorley Borough Local Plan Review (2003).

3. Prior to the commencement of any development, full details of the alignment, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property and in accordance with Policy GN5 of the Chorley Borough Local Plan Review (2003).

4. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality in accordance with Policy GN5 of the Chorley Borough Local Plan Review 2003.

5. Before the development is commenced, proposals for the landscaping of the site, to include provision for the retention and protection of existing trees and shrubs, if any, thereon, together with any means of enclosure proposed or existing within or along the curtilage of the site shall be submitted to and approved by the District Planning Authority by means of a large scale plan and a written brief. All proposed and existing trees and shrubs shall be correctly described and their positions accurately shown. Upon approval such new planting shall be carried out during the planting season October/March inclusive, in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS4428:1989 (1979), immediately following commencement of the development. The landscaping shall thereafter be maintained for five years during which time any specimens that are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality and in accordance with Policy GN5 and EP10 of the Chorley Borough Local Plan Review 2003.

6. The previously approved Mitigation / Management Plan and Proposals shall be implemented in full accordance with the programme and timescales indicated in the approved document.

Reason: In the interests of nature conservation in accordance with policy EP3 and EP4 of the Chorley Borough Local Plan Review 2003.

7. Before the development or use of the land hereby permitted is first commenced a scheme of off-site field edge and hedge planting shall have been submitted to and approved in writing by the Local Planning Authority. The approved planting scheme shall be implemented in accordance with the requirements of the previous condition.

Reason: In the interests of the visual amenities of the area in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

8. Before the development hereby permitted first being brought into use the access, as approved on application 04/01277/FUL, shall have been implemented in full.

Reason: In the interest of highway safety in accordance with Policy TR4 of the Chorley Borough Local Plan Review 2003.
