

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Katie Herrington
Application No.	23/00461/FUL
Date Valid	15th June 2023
Expiry date of consultations	6th July 2023
Proposal	Extension of the Porte cochere, alteration to fenestration (including materials), and removal of existing cloister
Address	Aldershot Park Crematorium Guildford Road Aldershot Hampshire GU12 4BP
Ward	Aldershot Park
Applicant	Graham King (Rushmoor Borough Council)
Agent	None
Recommendation	GRANT Planning Permission

Description

The Council is seeking planning permission to undertake a major refurbishment of the Aldershot crematorium.

The crematorium is in need of modernisation. It was opened in the 1960s and was last refurbished 25 years ago. The most recent condition surveys indicate that a new roof and cremator are required.

The works include modernising the appearance of the building through cladding, replacing the roof, providing a new cremator and extending the Porte cochere. It will also improve the accessibility of the site for disabled persons.

Although the crematorium building will be closed to the public during the refurbishment work, the grounds will remain open for residents to visit throughout. There will be therefore be uninterrupted bereavement service provision while the work is carried out. The council intends to restore and bring back to use the chapels in the Redan Road Cemetery. Services will be held in one chapel. The other will be used as a waiting room, also providing toilets and an office area.

Consultee Responses

HCC Highways Development Planning

The proposal is very small and unlikely to impact the highway at all other than the temporary construction period. I therefore confirm the Highway Authority have no objection.

Ecologist Officer

No objection subject to conditions;
Protected Habitats - Measures presented in section 6.2.1 of the above referenced Preliminary Ecological Appraisal are appropriate and should be implemented in full during construction.
Protected Species - I concur that potential adverse impacts on other protected species are unlikely as a result of development, where the precautionary working methods of Section 6.3 are implemented in full during construction.
Biodiversity Net Gain - the application of Biodiversity Net Gain, which would not therefore apply for this application. Advises a condition for ecological enhancements in terms of bird boxes or bat boxes. Where planting is proposed, these should be local species.

Environmental Health

No objection.

Neighbours notified

In addition to posting a site notice and press advertisement, 33 individual letters of notification were sent to Ticehurst, 109, 111, 113, 115, 117, 117A 119, 119A, 121, 121A, 123, 123A, 125, 125A, 126, 127, 127A, 128, 129, 129A, 130, 131, 131A, 133, 133A, 135, 135A, Gloucester Road; 166, 168, 170, 172, 174 Morland Road,

Neighbour comments

None received.

Policy and determining issues

The following adopted Rushmoor Local Plan (2014-2032) policies are material to the determination of this application: SS1 (Presumption in Favour of Sustainable Development); IN1 (Infrastructure and Community Facilities); IN2 (Transport); DE1 (Design in the Built Environment); and DE10 (Pollution).

The main determining issues are considered to be:- visual appearance, impact upon neighbours, and highways.

Commentary

1. Visual Appearance

The proposal would modernise the appearance of the building by incorporating new cladding materials to the external envelope, new windows, and a new forward extension (Porte Cochere). Such materials would comprise a mixture of brick, render, timber, Zinc/ Aluminium roofing. The existing temporary cremator will be utilised and a shorter chimney stack used. The proposal also includes solar panels to its roof.

The proposed changes are considered to result in a positive benefit to the character and appearance of the locality. The proposal would not conflict with Policy DE1 of the Local Plan in this regard.

2. Impact upon neighbours

The proposal includes the removal of the existing three cremators, the repositioning of the temporary containerised cremator into the building and the installation of a second new cremator. The existing chimney is to be removed and replaced with a new stack serving the cremators with a height of 8m.

The proposal site is located approximately 145m from the closest residential occupiers, and given nature of the proposed changes, would not result in harm to residential amenity by way of any overbearing impact, or loss of daylight and sunlight. It is also considered that due to such distance, that the proposal would not result in harm by way of noise pollution.

The proposal is therefore considered to result in no material harm to the amenities of surrounding residents or to result in adverse environmental effects.

3. Environmental Impacts

The proposal includes the removal of the existing three cremators, the repositioning of the temporary containerised cremator into the building and the installation of a second new cremator. The existing chimney is to be removed and replaced with a new stack serving the cremators with a height of 8m.

The stack should be at a height that ensures pollutants ground at concentrations that are deemed harmless, in compliance with the Environmental Permitting Regulations. The Air Quality Assessment has assessed the predicted emissions from the stack with both cremators in operation at the same time. Based on a stack height of 8m, the submitted Air Quality Assessment concludes there will be no significant impact on nearby human and ecological sensitive receptor locations, and all emissions calculated will comfortably achieve all relevant air quality objectives and Environmental Assessment Levels at receptor locations.

The proposal is therefore considered to not result in harm to the amenities of surrounding residents or result in adverse environmental effects.

4. Ecology

Policy NE4 of the Local Plan permits development if significant harm to biodiversity resulting from development can be avoided, or if that is not possible can be adequately mitigated.

The proposal as submitted does not include any protected habitats and does not result in the loss of any trees¹. The Council's Ecologist has advised that the measures secured within section 6.2.1 of the report to be secured to not result in harm to the protected habitats.

The site is adjacent to habitat suitable for foraging and commuting bats and therefore it is expected that bats are present locally. The submitted preliminary bat roost assessment has been undertaken in accordance with good practice and has identified a negligible potential for the building to host potential roost features. Potential adverse impacts on protected species are unlikely as a result of the development.

The Environment Act 2021 introduces a statutory footing for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post-development. It is expected that this will become a statutory requirement from April 2024 for smaller footprint sites. The site comprises mostly built form and hardstanding. Existing habitats impacted by the development appear to be below the government's minimum size exemption for the application of Biodiversity Net Gain.

Policy NE4 of the Local Plan goes on to state that development proposals should seek to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible, to a net gain in biodiversity. The Council's Ecologist has advised that ecological enhancements should be sought through bird and bat boxes, and the use of native species when planting. No planting is proposed, but the provision of bird boxes can be accommodated in the scheme. The Enhancements have been secured by condition.

5. Highways

The proposal does not increase the capacity of the crematorium and therefore no additional parking capacity is required. Hampshire Highways have not raised an objection to the proposals.

6. Conclusion

The proposal would not result in harm to the character and appearance of the street scene or area, would not result in harm to neighbouring amenity, would not result in harmful environmental impacts, and would not result in highways issues. As a result, the proposal is considered to accord with Local Plan Policies DE1, IN1, IN2 and DE10.

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:

¹ For clarity, the submitted Preliminary Ecological Appraisal Report is based upon an earlier proposal that included the loss of trees. The loss of such trees are no longer proposed, and the affected area is no longer within the red line of this application site.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

1. The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers:-
 - XXXX-ARC-00-00-DR-A-000023 S3
 - XXXX-ARC-00-00-DR-A-000024 S3
 - XXX-ARC-00-01-DR-A-000025 S3
 - XXXX-ARC-00-ZZ-DR-A-000026 S3
 - XXXX-ARC-00-01-DR-A-000027 S3
 - Preliminary Ecological Appraisal. Aldershot Park Crematorium. Aldershot. May 2023.
 - DeltaSimons Air Quality Assessment. The Park Crematorium. June 2023.

Reason - To ensure the development is implemented in accordance with the permission granted.

2. The development shall be carried out in accordance with the measures specified within section '6.2.1' and 6.3 of the approved 'Preliminary Ecological Appraisal dated May 2023'.

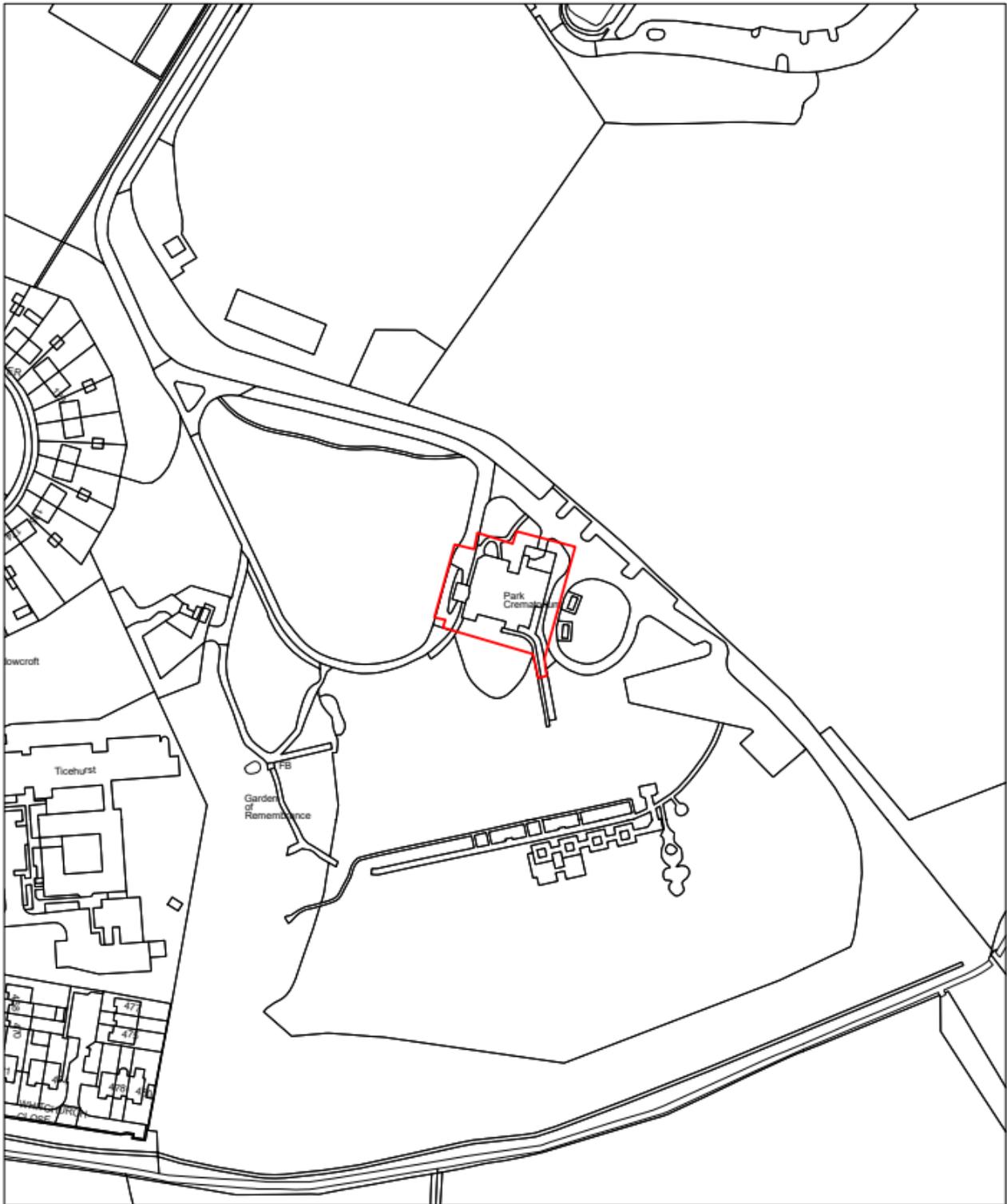
Reason – To ensure that the proposal does not result in harm to protected species

3. Biodiversity enhancements of bird and bat boxes shall be installed prior to the first occupation of the building.

Reason – To ensure that the proposal results in a net gain of biodiversity.

Informatives

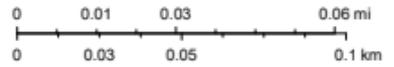
1. **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



6/28/2023, 11:23:18 AM

 Planning Application

1:1,378



Notes

- 1. Arcus Consulting
- 2. THIS DRAWING IS THE PROPERTY OF ARCUS CONSULTING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCUS CONSULTING.
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- 4. ALL DIMENSIONS, MATERIALS AND FINISHES ARE SUBJECT TO THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

LEGEND

- 1 - PV solar panels
- 2 - Brick
- 3 - Timber
- 4 - Zinc/Aluminum Roof & Capping
- 5 - Render
- 6 - Aluminium Panel
- 7 - Timber Posts
- 8 - Roof Light
- 9 - Obscured Reflective Glazing

Rev	Description	Date
01	Issue for Planning	01/04/23

Drawing Status:	Submittal
Job Title:	Aldehot Clonakatum
Job No:	7327
Drawing Title:	PROPOSED ELEVATIONS
Scale:	As Indicated
Drawn By:	LM
Checked By:	JS
Drawing No:	XXXX-ARC-00-ZZ-DR-A-000026
Rev:	S3

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