

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.	23/00261/FUL
Date Valid	30th March 2023
Expiry date of consultations	20th April 2023
Proposal	Single storey extension and containerised cremator in rear service yard for temporary period
Address	<b>Aldershot Park Crematorium Guildford Road Aldershot</b>
Ward	Aldershot Park
Applicant	Rushmoor Borough Council
Agent	Mr Graham King
Recommendation	<b>Grant</b>

### Description

The application site comprises the Aldershot Park Crematorium, situated adjacent to Aldershot Park.

This is a resubmission of planning application 20/00916/RBCRG3 for the erection of a single storey extension and installation of a containerised cremator in rear service yard for temporary period.

The current proposal is for the erection of a containerised cremator within the service yard of the crematorium with an extension linking it to the Crematorium building.

The location and containerised nature of the proposal reflects the significant constraints and difficulties with removing a defunct cremators from within the building whilst keeping the facility operational. The existing building houses three cremators and it would not be possible to remove one of these existing units at a time.

The proposed temporary cremator would be positioned within the servicing yard for operational and aesthetic reasons. It would be surrounded by the existing walls of the yard and would allow suitably discreet accessibility between the unit and the body of the crematorium.

It is intended that this is a temporary solution, and as such temporary planning permission is

being sought.

## **Consultee Responses**

Environmental Health

Environmental Health will require confirmation that the height of the stack serving the temporary cremator is sufficient to satisfy the requirements of the permitting regulations and the statutory guidance set out within PG note 5/12.

## **Neighbours notified**

In addition to posting a site notice, 41 individual letters of notification were sent to Meadowcroft Whitechurch Close 471, 475, 476, 468, 469, 470, 472, 473, 474, 477, 478, 479, 480, Ticehurst, Whitechurch Road; 115, 117, 117A, 119, 119A, 121A, 121, 123, 123A, 125, 125A, 127, 127A, 129, 129A, 131, 131A, 133A, 135, 135A, Gloucester Road; 168, 170, 172, 174 Morland Road

## **Neighbour comments**

No comments have been 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, environmental impacts, and highways.

## **Commentary**

### **1. Visual appearance**

The proposal would be housed within a metal container with plant on its roof and flank. This would comprise a chimney stack, a ladder for maintenance access, relevant piping/venting and associated housing. The proposal includes a small extension linking the body of the crematorium to the cremator.

The cremator would be located within the service yard which is surrounded by a wall and trellises that would obscure the structure. The chimneys and plant housing would be visible, but as it is located close to the existing chimneys of the crematorium, it would not appear out of place. The height of the new chimney stack is necessary to provide suitable emission controls.

The proposal is not considered to result in harm to the character or appearance of the area, in accordance with Policy DE1 of the Local Plan.

## 2. Impact upon neighbours

The proposal is located around 150m from the closest residential occupier, and as a result the proposal would not result in harm by way of overlooking, effect on daylight and sunlight or other visual impact.

## 3. Environmental Impacts

This is a resubmission of a temporary planning application for the same development. No changes have been made to the design of the cremator or its flue. The Council's Environmental Health Officer is content with the methodology and modelling used to model emissions, but has raised the concern that the submitted report AQ Assessment by DeltaSimons does not mention whether the height of the flue sufficient to meet required regulations. The height of the flue stack is required to ensure that emissions at ground concentrations meet relevant air quality objectives and Environmental Assessment Levels at receptor locations.

The relevant regulations fall outside of the planning system, and as such it is not something that should be 'doubled up' through a details submission via the planning system. However, it is noted that planning permission may be required should the flue stack height need to be increased. Given this this application is a resubmission for the retention of an already existing cremator and stack installation, it is considered that this scenario would be unlikely – and at the risk of the applicant. As such, it is not considered necessary to impose a condition requiring such information at this time.

## 4. Highways

The proposal does not increase the capacity of the crematorium and as a result there are no highways or parking implications arising from the proposal.

## 5. 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. The building hereby permitted shall be removed and the land restored to its former condition on or before 2 years and 6 months from the date of this permission.

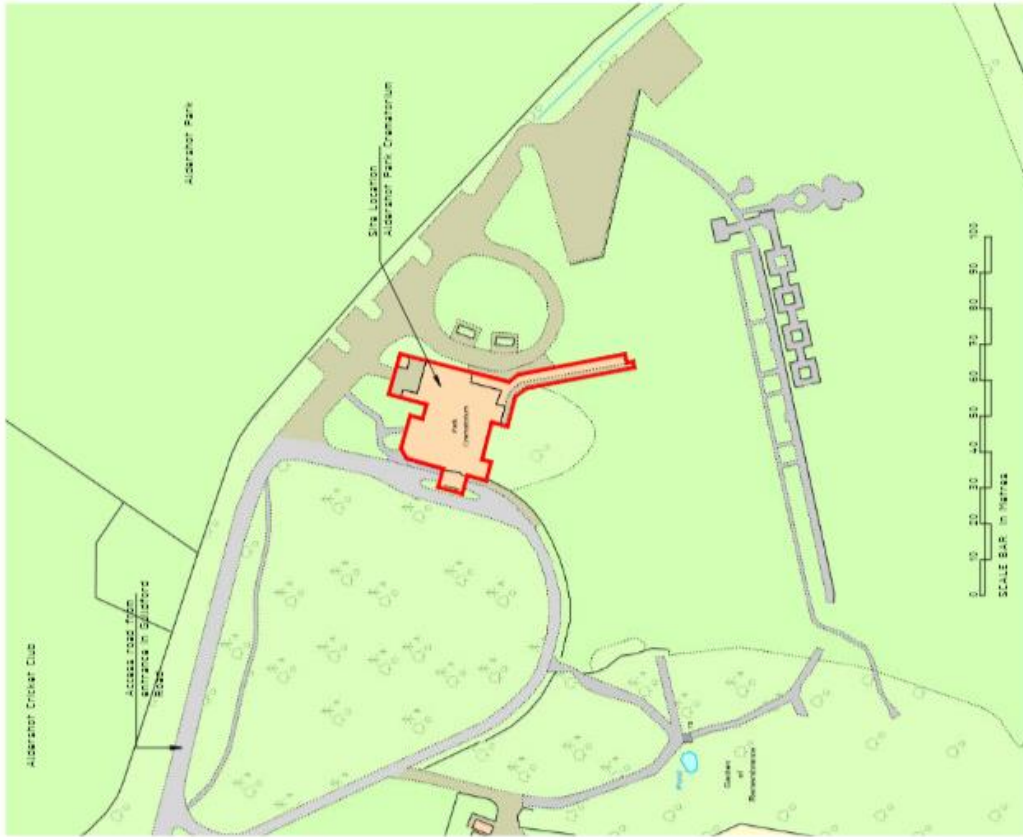
Reason - Given the impact of the character and appearance of the structure, reconsideration in the light of prevailing circumstances at the end of the specified period would be appropriate in the interest of amenity.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: 4705-1001 C1, 19-2009 13, 19-2009 12, 19-2009-11, 19-2009-10, 8124-0001 P2, 8124 – Sketch A, Details within noise report 5007-1600-1001

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

### **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.
  
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because 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 policies DE1, IN1, IN2 and DE10 of the Development Plan and is recommended for approval. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.



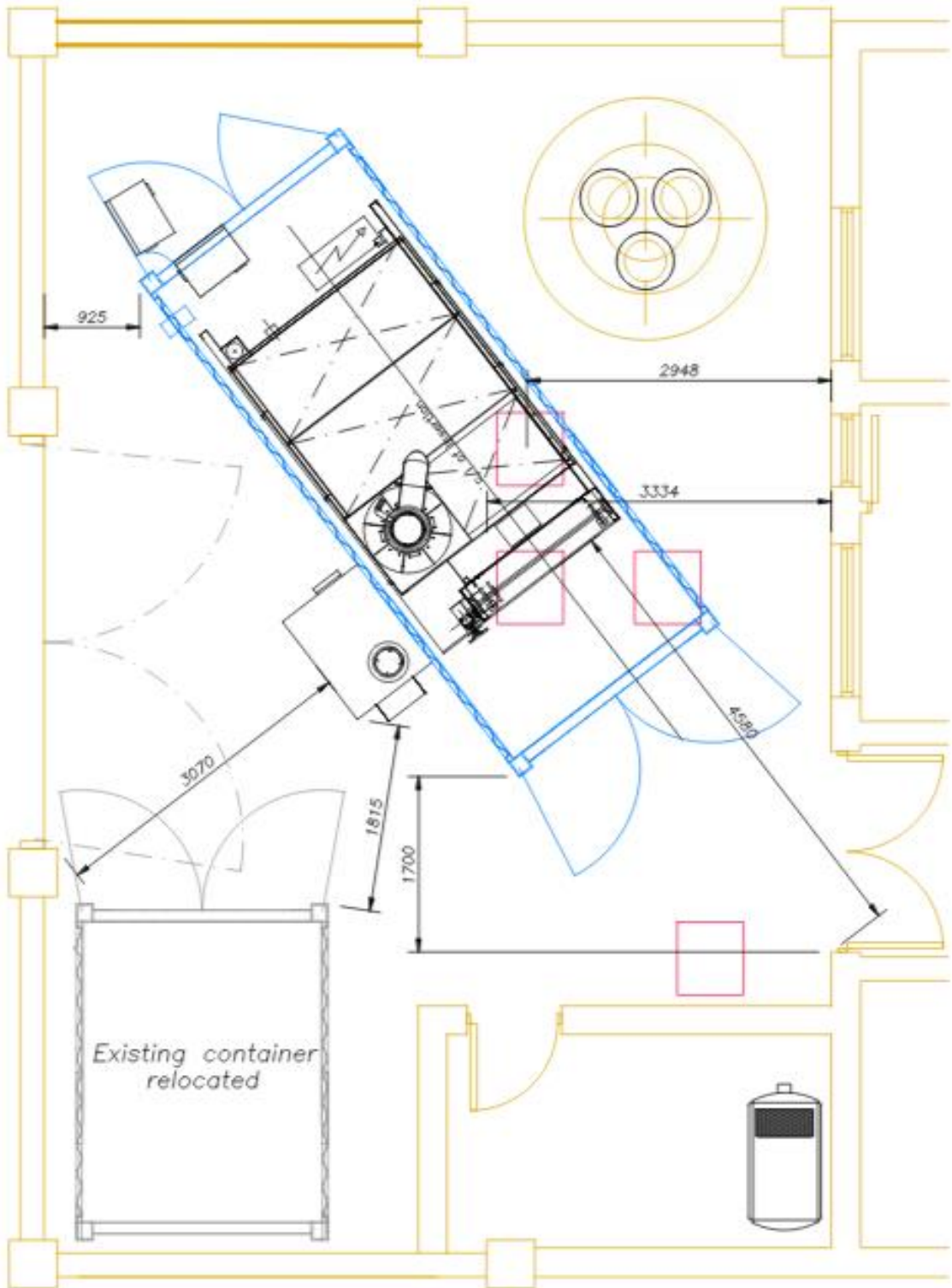
Site Location Plan, scale 1:500



Site Block Plan, scale 1:500

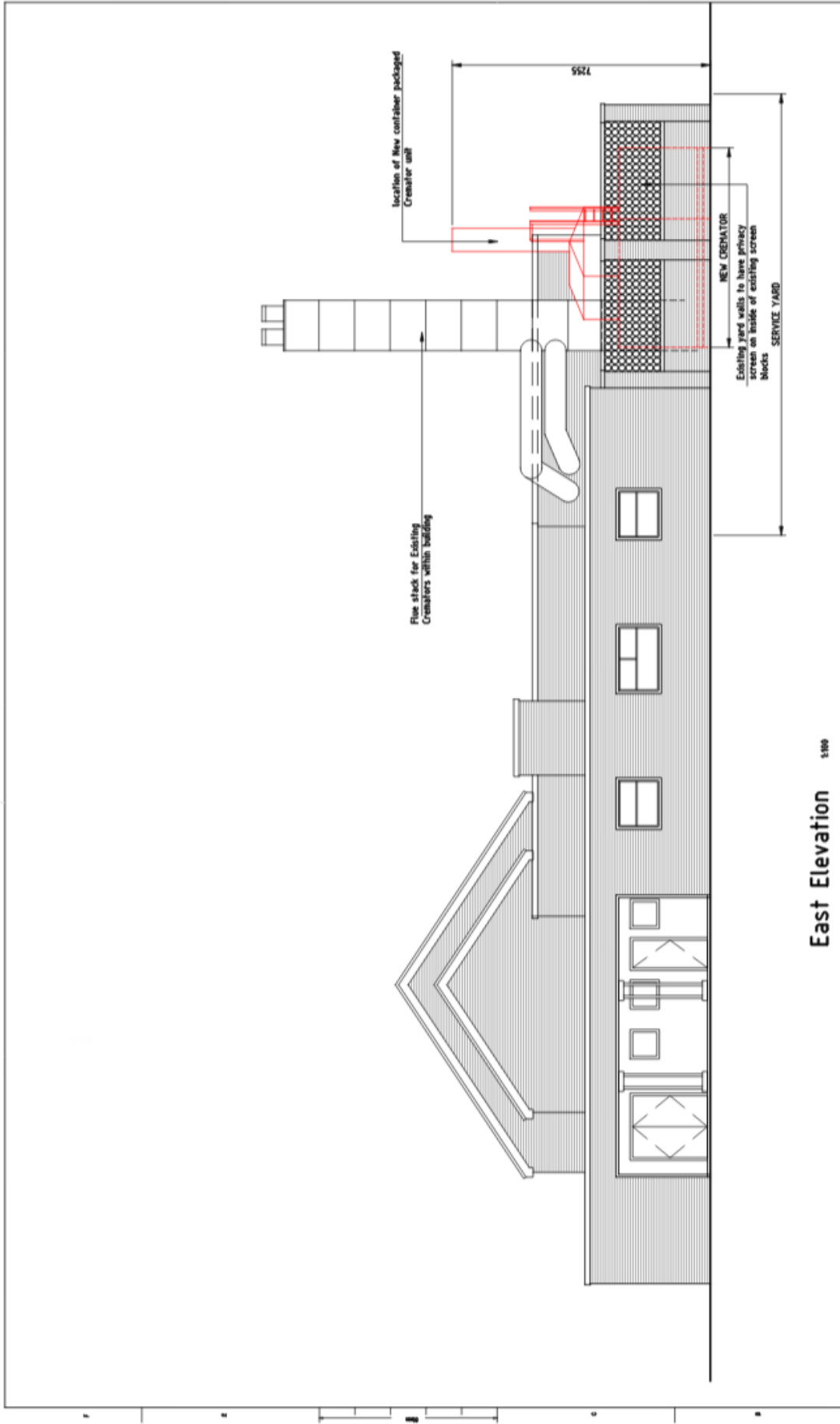
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		<b>Cooper &amp; Withycombe</b> CONSULTING ENGINEERS 11, 12 & 13, 14 Market Street Reading, RG1 1AA	
PROJECT Aldershot Park Crematorium, GU12 4BP Proposed new Crematorium	DRAWN BY J.P. (J.P. COOPER)	DATE 19 Dec 2009	SCALE 1:500
TITLE Site Location Plan and Block Plan showing location of new Crematorium	CHECKED BY J.P. (J.P. COOPER)	DATE 19 Dec 2009	SCALE 1:500



ALDERSHOT (THE PARK)  
CREMATORIUM

8124-Sketch A



East Elevation 1:100

**NOTES**

1. THE DRAWING IS TO BE USED IN ACCORDANCE WITH ALL RELEVANT PROJECT DOCUMENTS AND THE PROJECT SPECIFICATION.
2. CONSULT THE CONTRACT DOCUMENTS FOR THE PROJECT SPECIFICATION.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
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**DATE** 19-2009 **12**

**PROJECT** Aldershot Park Crematorium, GU12 4BP  
Proposed new Cremator

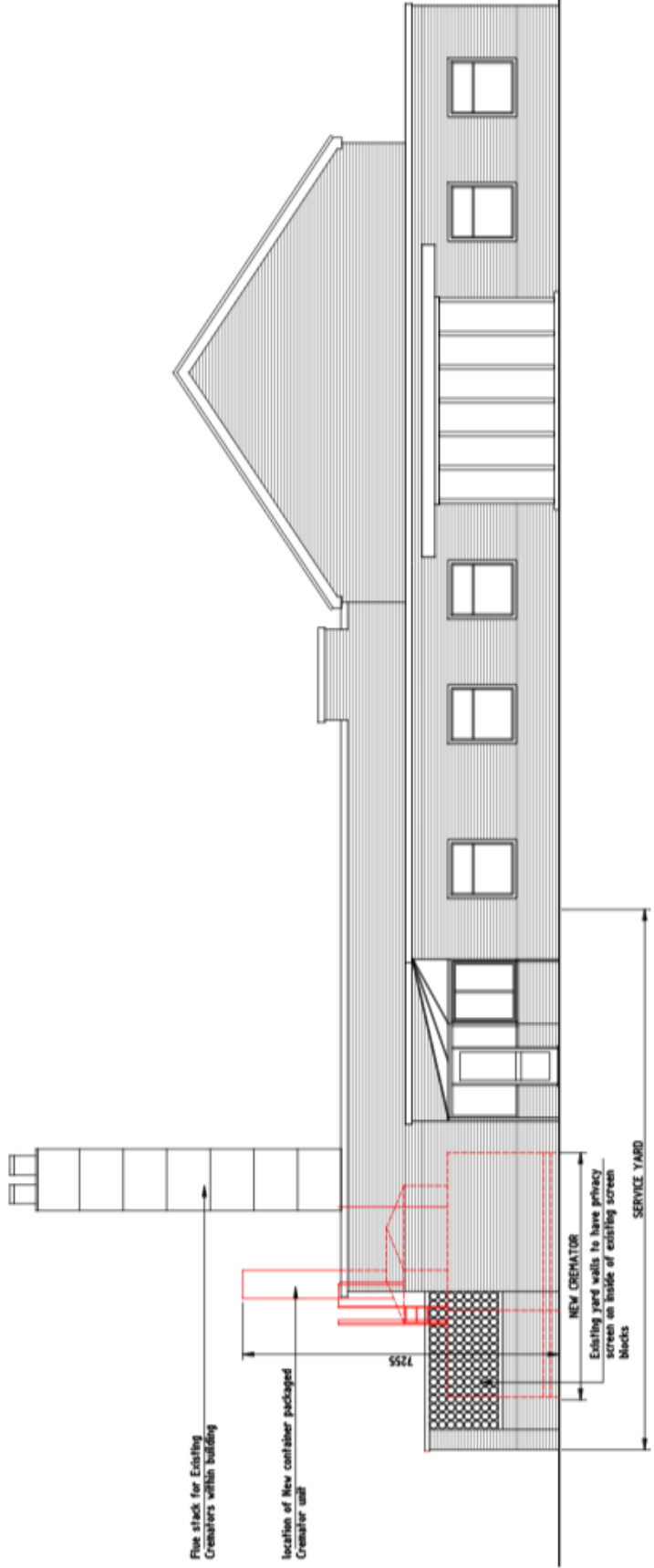
**CLIENT** RUSHMOOR BOROUGH COUNCIL

**ARCHITECT** Cooper & Wiltfrycombe

**SCALE** 1:100 @ A3

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDERS	19-2009
2	REVISED TO SHOW COMMENTS	19-2009
3	REVISED TO SHOW COMMENTS	19-2009
4	REVISED TO SHOW COMMENTS	19-2009
5	REVISED TO SHOW COMMENTS	19-2009
6	REVISED TO SHOW COMMENTS	19-2009
7	REVISED TO SHOW COMMENTS	19-2009
8	REVISED TO SHOW COMMENTS	19-2009
9	REVISED TO SHOW COMMENTS	19-2009
10	REVISED TO SHOW COMMENTS	19-2009

**COOPER & WILTFRYCOMBE**  
ARCHITECTS  
10, 11 & 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



West Elevation 1:100

NOTES

- 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN METERS
- 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
- 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
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- 10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED

		<b>Cooper &amp; Withycombe</b> CONSULTING ENGINEERS 10, PARK STREET BATH, BA1 1RN TEL: 01225 316333 FAX: 01225 316334	
<b>PROJECT</b> Alderhot Park Crematorium, GU12 4BP Proposed new Cremator		<b>DATE</b> 19-2009 13	
<b>TITLE</b> Existing West Elevation showing position of New Cremator		<b>SCALE</b> 1:100 @ A3	
<b>NO.</b> 1001	<b>DESCRIPTION</b> WEST ELEVATION	<b>DATE</b> 19-2009 13	<b>DATE</b> 19-2009 13
<b>DESIGNED BY</b> J.C.	<b>CHECKED BY</b> J.C.	<b>APPROVED BY</b> J.C.	<b>DATE</b> 19-2009 13
<b>SCALE</b> 1:100 @ A3			