

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.	23/00513/FUL
Date Valid	10th July 2023
Expiry date of consultations	31st July 2023
Proposal	Installation of storage container
Address	Chapel Redan Road Cemetery Redan Road Aldershot Hampshire
Ward	North Town
Applicant	Mr Graham King (Rushmoor Borough Council)
Agent	N/A
Recommendation	GRANT

Description

The application is before the planning committee as it is made on behalf of the Council.

This is an application for the temporary stationing of a storage container within the grounds of the Redan Road Cemetery.

Following the grant of planning permission 23/00461/FUL, the Council are to refurbish the existing Aldershot Park Crematorium. To ensure a continuity of service, memorial services will be held within the Redan Road Chapel. The Chapel is currently used to store equipment for Serco. A container is therefore required to relocate this equipment on a temporary basis whilst the chapel is used for services.

The container would measure 6.5m (L) by 2.4 (W), 2.5m(H) and be located towards Redan Road.

Consultee Responses

Aboricultural Officer

- I have no problem with containers as such because they protect the soil from compaction, however, given that the doors will open under the canopy of the indicated tree, I would be concerned about the likely compaction of the root protection area by contractors machinery. This could be resolved by the application of track mats along the access route.

Neighbours notified

In addition to posting a site notice and press advertisement, 63 individual letters of notification were sent to

1, 1 Annex, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, St Christophers Close; 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 Redan Road Aldershot; Flat 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, Mills House, Redan Road; 23, 24 Westbury Way.

Neighbour comments

1 objection - 18 St Christophers Close Aldershot GU12 4XF

- Container will be viewed from the back of several houses – particularly when trees are not in leaf, where before it was a peaceful graveyard with greenery and trees.
- Noise accessing the container will be an issue as currently nobody goes there.
- Container could be located elsewhere.
- It would ruin the greenery and natural landscape of this area of the cemetery having a container right next to Gravestones.
- The position of the site notice close to the site is inadequate – no other signage on the surrounding roads.
- The scribbling out of the original response date with the new one is misleading.
- Letters sent to residents do not look official as they only say ‘to the homeowner’, causing many people to bin the letters.

Officer comment: Both the site notice and neighbour letters have been posted and erected in accordance with the LPAs statutory requirements and the Council's Scheme of Community Involvement. Private views are not material planning considerations, as planning decisions must be made in the public and not private interest.

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 container would be sited within the boundary of the cemetery. The cemetery and this part of Redan Road has a verdant, peaceful and traditional character, due to the use of traditional forms and materials. The container, with its industrial appearance, would appear relatively out of place and would stand out when viewed from Redan Road. However, the harm resulting from this would be temporary, and not so great as to substantiate refusal of permission. The colour of the container is to be green in order to limit its impact.

Taken these matters into account, the proposal would not conflict with Policy DE1 in that respect.

2. Impact upon neighbours

Given the size of the container, and its distance from the closest residential occupiers, that it would not result in harm to residential amenity by way of overbearing impacts, loss of daylight and sunlight or loss of privacy.

3. Impact upon trees and biodiversity

The proposal would be located outside the RPA of the adjacent tree, and the container would be placed on a screwed-in matting system. The Council's tree officer raised the concern that vehicles (due to their weight) could result in harm to tree roots as they manoeuvre into the unit. A condition has been recommended requiring the use of track matting under the tree.

The container would be on an area of grass which can regenerate and be made good when the container is removed. This would be a requirement of proposed condition 1. Therefore, the proposal is not considered to result in a net loss of biodiversity or result in harm to trees.

4. Highways impact.

No additional vehicles would use the site as a result of the development, and would be routed to the container in a way that is respectful to the grave sites. No harm would result to highway safety.

Conclusions –

The proposed development is considered to be acceptable in principle, not result in harm to the character of the area, and not result in harm to residential amenity. It would also neither result in harm to highway safety nor to biodiversity. The proposals are thereby considered acceptable having regard to Policies Policy DE1 (Design in the Built Environment), NE4 (Biodiversity), IN2 (Transport), of the Local Plan as well as the adopted Rushmoor Car and Cycle parking SPD.

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 3 years 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. Drawings; Plans, Location Plan.
3. The external walls of the container hereby permitted shall be painted green. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

4. No building materials or vehicles shall be stored/ parked during the construction period within the rooting zone of the adjacent tree(s)

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value.

5. Track matting shall be installed under the RPA of the adjacent tree prior to the first use of the container hereby approved.

Reason – To ensure that existing trees are adequately protected and to preserve their amenity value.

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.

