

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.	23/00765/FUL
Date Valid	7th November 2023
Expiry date of consultations	29th November 2023
Proposal	Temporary placement of a cabin, container, and enclosed area
Address	<b>Aldershot Park Crematorium Guildford Road Aldershot Hampshire GU12 4BP</b>
Ward	Aldershot Park
Applicant	Mr Graham King (RBC)
Agent	N/A
Recommendation	<b>GRANT</b>

### **Description**

Planning permission was granted on the 20/07/2023 for major refurbishment of the Aldershot Crematorium<sup>1</sup>. To enable continuity of service, services will be conducted at the Chapel in the Redan Road Cemetery, with cremations conducted using the temporary cremator at the Aldershot Crematorium<sup>2</sup>.

To enable both the works and cremations, this application proposes to place a cabin, container and enclosed area.

The enclosed area provides shelter and screening between vehicles and the temporary cremator. The two cabins will provide staff welfare facilities and storage to enable the operation of the cremator.

### **Consultee Responses**

None

---

<sup>1</sup> 23/00461/FUL – Extension of the Porte cochere, alteration to fenestration (including materials), and removal of existing cloister.

<sup>2</sup> Given temporary consent under 23/00765/FUL - Temporary placement of a cabin, container, and enclosed area.

## **Neighbours notified**

In addition to posting a site notice, 17 individual letters of notification were sent to the following addresses Ticehurst, Whitchurch Close; 125, 125A, 127A, 127, 129, 129A, 131, 131A, 133, 133A, 135, 135A, 168, 170, 172, 174 Gloucester 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 proposed welfare and storage containers have a temporary appearance and would not appear unusual next to a construction site. It is unlikely that the containers will be erected and works to not commence, but should this occur, as a temporary consent any such harm resulting would be temporary.

The proposal includes works to erect a wall and gate upon the temporary cremators existing enclosure. This wall would comprise of timber that would appear out of place with the prevailing brick of the crematorium. However, as this is a temporary erection such harm resulting would not be adverse.

### 2. Impact upon residential amenity

The closest residential property is over 100m away from the application site, and given the small scale of the proposals and their temporary nature, the development would not result in harm to residential amenity.

### 3. Transport

The proposals would result in the loss of some parking provision from the site. However, with services carried out off site there is a reduced parking demand, and it is considered that the remaining bays are sufficient for visitors to the crematorium.

## **Conclusion -**

The proposal would not result in harm to the character of the area, not result in harm to residential amenity, and not result in issues of highway safety or parking stress. Therefore, the proposal would comply with Policies DE1, and IN2 of the Local Plan.

### **Full Recommendation**

It is recommended that Planning Permission be **GRANTED** subject to the following conditions and informatives:-

#### **Conditions**

- 1 The development 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. Drawing numbers:

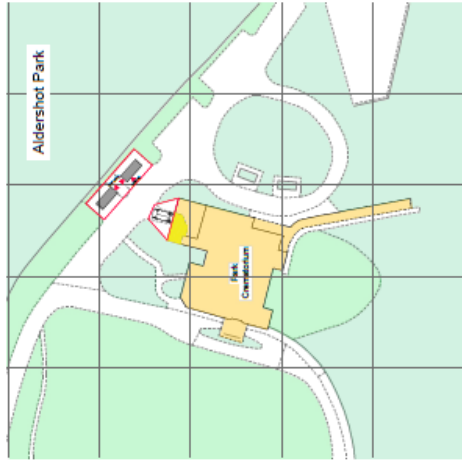
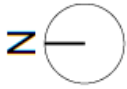
020, 24, 23, 25, 21, 22, plan labelled 'container'

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

#### **Informatives**

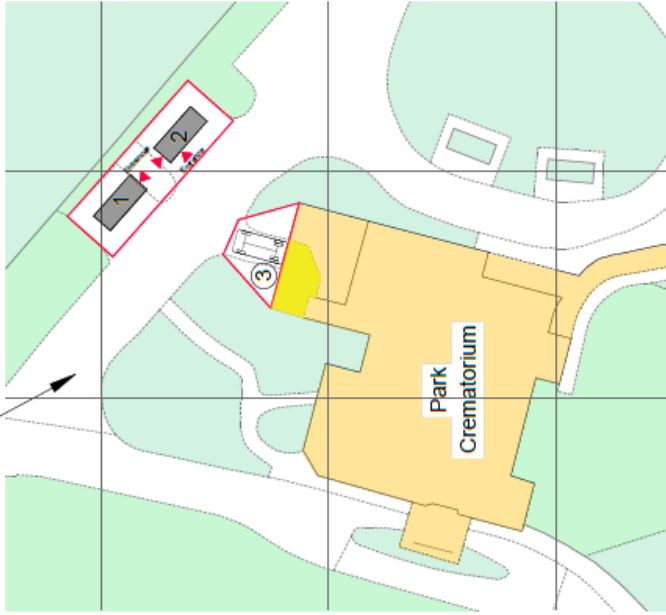
1. The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
2. The Council has granted permission because the proposal would not result in harm to the character of the area, not result in harm to residential amenity, and not result in issues of highway safety or parking stress. Therefore, the proposal would comply with Policies DE1, and IN2 of the Local Plan.
3. 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.

Aldershot Crematorium  
 Guildford Road  
 Aldershot  
 GU12 4BP



Site location plan.  
 Scale 1:1250 @ A3

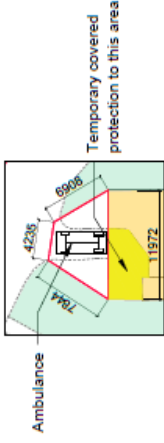
Access road from entrance  
 in Guildford Road



Block plan.  
 Scale 1:500 @ A3

**KEY:**

- ① Storage container.
- ② Welfare container.
- ③ Extension to existing fencing with standard hoarding to form an enclosed area with inward opening access gates to the road. A space provided to enable a private loading area for an ambulance.

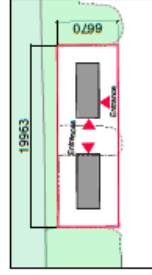


Length of proposed additional perimeter hoarding fencing is 18.98m

Gross area = 50.72m<sup>2</sup>

**Each container size**  
 6062(l) x 2438(w) x 2502(h)mm  
 gross area = 14.78m<sup>2</sup>

**Overall area where containers are to be placed**  
 gross area = 133.1m<sup>2</sup>



- NOTES**
- 1.0 General
  - 1.1 This drawing is to be read in conjunction with all relevant Project drawings together with the Project Specification.
  - 1.2 Do not alter this drawing, work to figured dimensions only.
  - 1.3 Any discrepancies noted between drawn information are to be reported promptly to the Contract Administrator.
  - 1.4 Temporary works to contractors details.

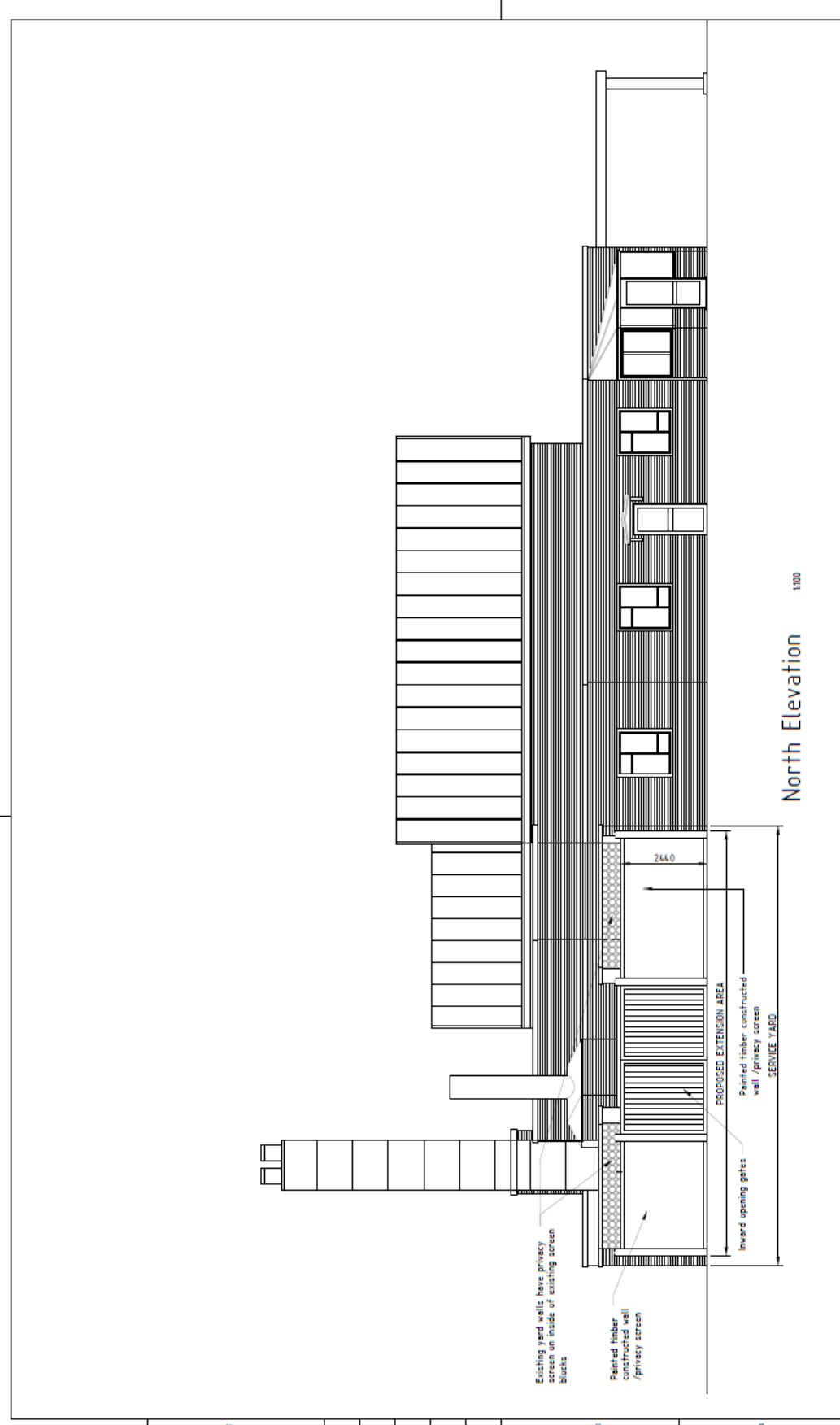
© Cooper & Withycombe  
 These drawings are not to be copied or distributed to third parties without the written consent of Cooper & Withycombe Ltd.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11.10.20
2	ISSUED FOR PERMIT	11.10.20
3	ISSUED FOR PERMIT	11.10.20

CLIENT	RUSHMOOR BOROUGH COUNCIL
PROJECT	Aldershot Crematorium
TITLE	Proposed location of two shipping containers & new ambulance parking area

DATE	19-2009	020
SCALE	1:500 @ A3	
PROJECT NO.	19-2009	020
DATE	19-2009	020

**Cooper & Withycombe**  
 CONSULTING ENGINEERS & SURVEYORS  
 100, ALDERSHOT ROAD  
 ALDERSHOT, GU12 4BP



**NOTES**

General

- L1 This drawing is to be read in conjunction with all relevant Project drawings together with the Project Specification
- L2 Do not scale off this drawing, work to figured dimensions only
- L3 Any discrepancies noted between drawn information are to be reported promptly to the Contract Administrator.
- L4 Temporary works to contractor details

**Cooper & Wiltyscombe**  
 CONSULTING ARCHITECTS  
 100, A1, Broomfield Way, Broomfield, Essex, SS16 5JF  
 01276 333333 FAX 01276 333334

**RUSHMOOR**  
 HORNDEAN COUNCIL

**PROJECT**  
 Alderhol Park  
 Crematorium, GUTZ 4BP

**TITLE**  
 Proposed North Elevation  
 showing extension area

NO	REVISIONS	DATE

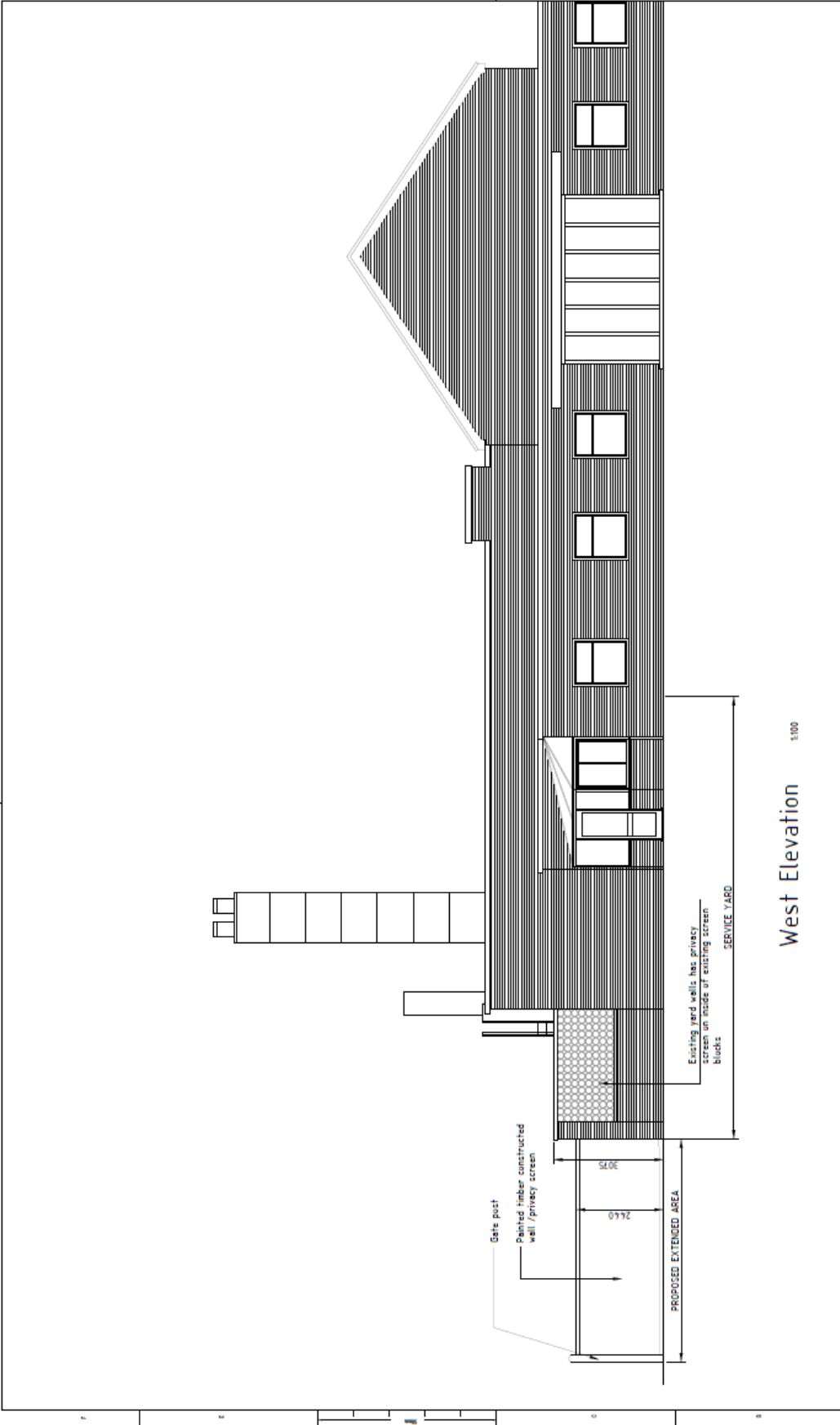
DESIGNED BY	DATE	CHECKED BY	DATE

NO	REVISIONS	DATE

PROJECT NO: 19-2009 25

DATE: 19-2009 25

SCALE: 1:100 @ A3



West Elevation 1:100

- NOTE**
- 1.1 General
  - 1.2 This drawing is to be read in conjunction with all other drawings together with the contract documents.
  - 1.3 Do not scale off this drawing, work to figured dimensions only.
  - 1.4 Any discrepancies noted between drawn information are to be reported promptly to the architect.
  - 1.5 Temporary works to contractors details.

NO.	DESCRIPTION	ISSUED BY	DATE
1	ISSUED BY	DATE	
2	ISSUED BY	DATE	
3	ISSUED BY	DATE	
4	ISSUED BY	DATE	

CLIENT: **RUSHMOOR BOROUGH COUNCIL**  
 PROJECT: **Aldershot Park Crematorium, GU12 4BP**  
 TITLE: **Proposed West Elevation showing extended area**

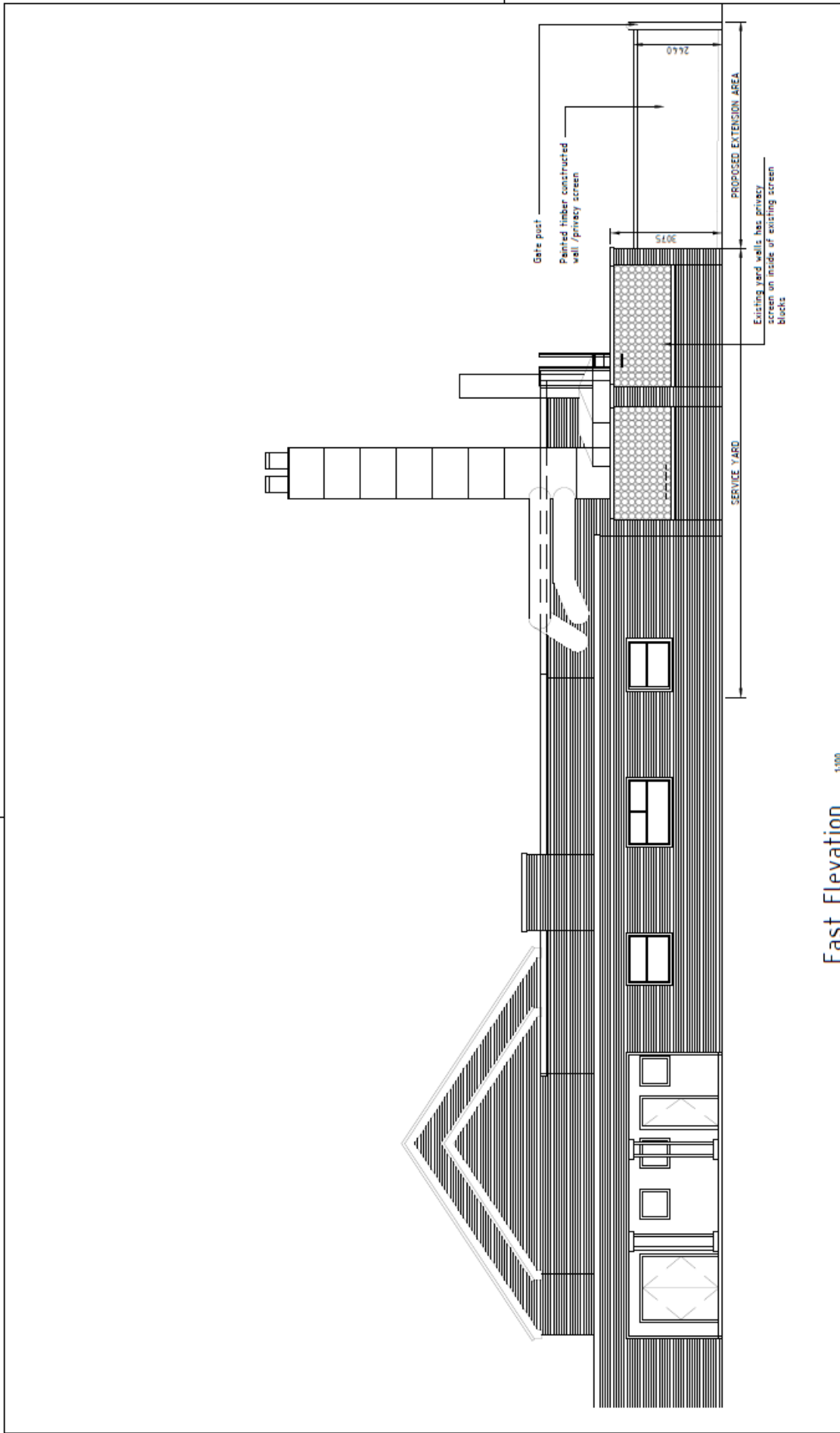
ARCHITECT: **Cooper & Withycombe**  
 CONSULTING ARCHITECTS  
 10, 11 & 12, THE BARN, 100, MARKET STREET, ALDERSHOT, HANTS GU11 3JF

PROJECT NO: **19-2009**  
 DRAWING NO: **24**  
 DATE: **19-2009**

NO.	DESCRIPTION	ISSUED BY	DATE
1	ISSUED BY	DATE	
2	ISSUED BY	DATE	
3	ISSUED BY	DATE	
4	ISSUED BY	DATE	

SCALE: **1:100 @ A3**

NO.	DESCRIPTION	ISSUED BY	DATE
1	ISSUED BY	DATE	
2	ISSUED BY	DATE	
3	ISSUED BY	DATE	
4	ISSUED BY	DATE	



East Elevation 1:100

- NOTES**
- 1.1 General
  - 1.2 This drawing is to be read in conjunction with all relevant Project drawings, together with the Project Specification
  - 1.3 Do not scale off this drawing, work to figured dimensions only.
  - 1.4 Any discrepancies noted between drawn dimensions and the Project Specification reported promptly to the Contract Administrator
  - 1.5 Temporary works to contractors details

NO	DESCRIPTION	DATE
1	ISSUED BY	DATE
2	APPROVED BY	DATE
3	APPROVED BY	DATE
4	APPROVED BY	DATE

CLIENT	RUSHMOOR BOROUGH COUNCIL
PROJECT	Aldershot Park Crematorium, GU12 4BP
TITLE	Proposed East Elevation showing extended area

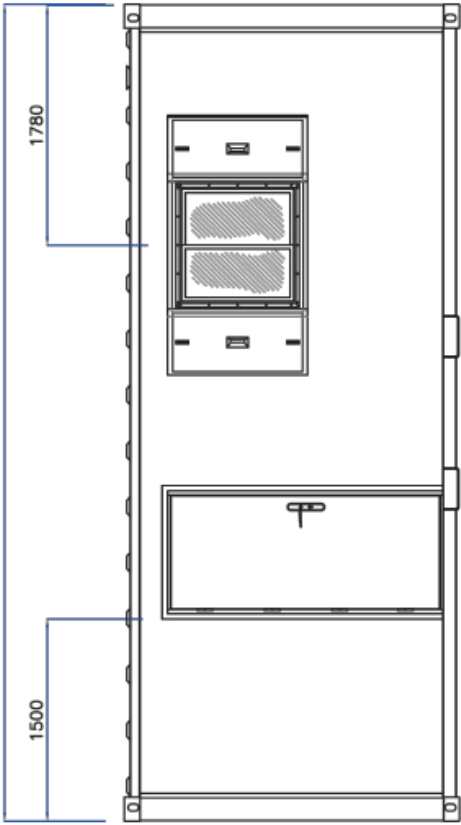
**Cooper & Withycombe**  
 CONSULTING ENGINEERS  
 1400 High Street  
 Rushmoor, Reading, RG11 2AA  
 Tel: 0118 987 1111

PROJECT NO.	19-2009
DATE	23
SCALE	-
REVISIONS	-
DATE	-
BY	-
CHECKED	-
DATE	-

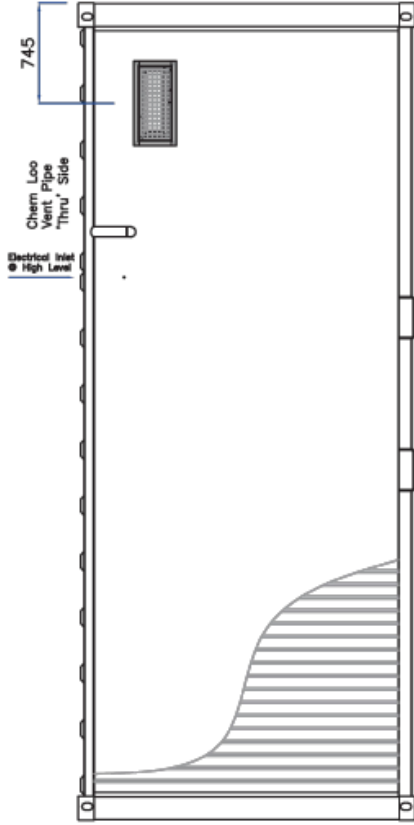




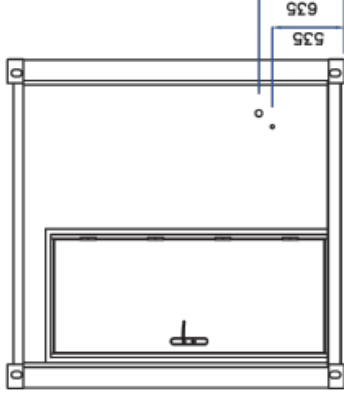
REFERENCED DRAWINGS:  
19-2009-21



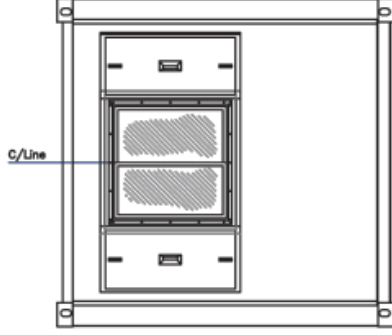
View A.



Fork Tunnel Centres  
View C.



View B.



View D.

- Notes
- 1.1 This drawing is to be read in conjunction with all relevant Project drawings together with the Project Specification
  - 1.2 Do not scale off this drawing, work to figured dimensions only.
  - 1.3 All dimensions are noted between drawn structures and to be reported promptly to the Contract Administrator.
  - 1.4 Temporary works to contractors details

© Cooper & Withycombe  
These drawings are not to be copied or distributed to third parties without the written consent of Cooper & Withycombe Ltd.

REV	DESCRIPTION	DRAWN	DATE
001	NW	15.10.23	
	APPROVED BY	DATE	ISSUE DATE
			1:50 @ A3

**RUSHMOOR BOROUGH COUNCIL**  
Aldershot Crematorium  
PROPOSED WELFARE UNIT  
ELEVATIONS

**Cooper & Withycombe**  
CONSULTING ENGINEERS & BUILDING SURVEYORS  
100, A1, BRACKEN VILLAGE  
GARDEN, BRACKEN, OXFORD  
OX4 9EJ  
Tel: 01865 427272  
Fax: 01865 381115

PROJECT No: 19-2009 022  
DRAWING No: 022  
DATE: 15.10.23