

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.	20/00916/RBCRG3
Date Valid	11th December 2020
Expiry date of consultations	1st January 2021
Proposal	Erection of single storey extension and containerised cremator within the rear service yard for a temporary period
Address	Aldershot Park Crematorium Guildford Road Aldershot Hampshire GU12 4BP
Ward	Aldershot Park
Applicant	Rushmoor Borough Council
Agent	Mr Graham King
Recommendation	Grant Planning Permission

Description

The application site is the Park Crematorium located adjacent to Aldershot park.

The proposal comprises 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 cremator from within the building whilst keeping the facility operational. The existing building houses three cremators and it would not be possible to remove one unit only from the set.

The proposed cremator is to 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 has been sought.

Consultee Responses

Environment Agency	No comments received.
Ecologist Officer	No comments received.
Environmental Health	No objection.

Neighbours notified

In addition to posting a site notice 21 individual letters of notification were sent to 117, 117A, 119, 119A, 121, 121A, 123, 123A, 125, 127, 127A, 125A, 129, 129A, 131, 131A, 133, 133A, 135, 135A, Gloucester Road; Meadowcroft Whitchurch Close.

Neighbour comments

None received.

Policy and determining issues

The following 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; DE10 Pollution.

The main material considerations in the determination of this application are; visual appearance, impact upon neighbours, environmental impacts, and highways impacts.

Commentary

- 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. For clarity, the height of the chimney stack is required for environmental purposes¹.

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.

¹ Including better draft/ suction

- 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.

- Environmental Impacts

The Council's Environmental Health Officer has no objection to the proposal provided that the installation complies with Environmental Regulation requirements as set out within crematorium PG5/12 guidance, but warn that there is a small risk that the chimney stack may need to be higher. Whilst this is noted, as the height of the stack is dictated by regulations outside the Planning System², it would not be sustainable to delay or refuse the application on this ground. The applicant is aware of this potential issue and if it was the case that a taller chimney stack was required then this could be addressed through a further planning submission.

With regard to noise, the Council's Environmental Health Officers raises no objection. The noise of plant associated with the containerised cremator would not have a harmful impact upon the nearest neighbouring occupier located some 150m away from the site.

As a result, the proposal is considered to accord with Policy DE10 of the Local Plan.

- 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.

- 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 policies DE1, IN1, IN2 and DE10 of the Development Plan and is recommended for approval.

Full Recommendation

It is recommended that planning permission is **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 under the LAPPC regime

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
Details within noise report 5007-1600-1001

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

3. The external walls of the extension hereby permitted [excluding the containerised cremator] shall be finished in materials of a similar colour and type as those of the existing building. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

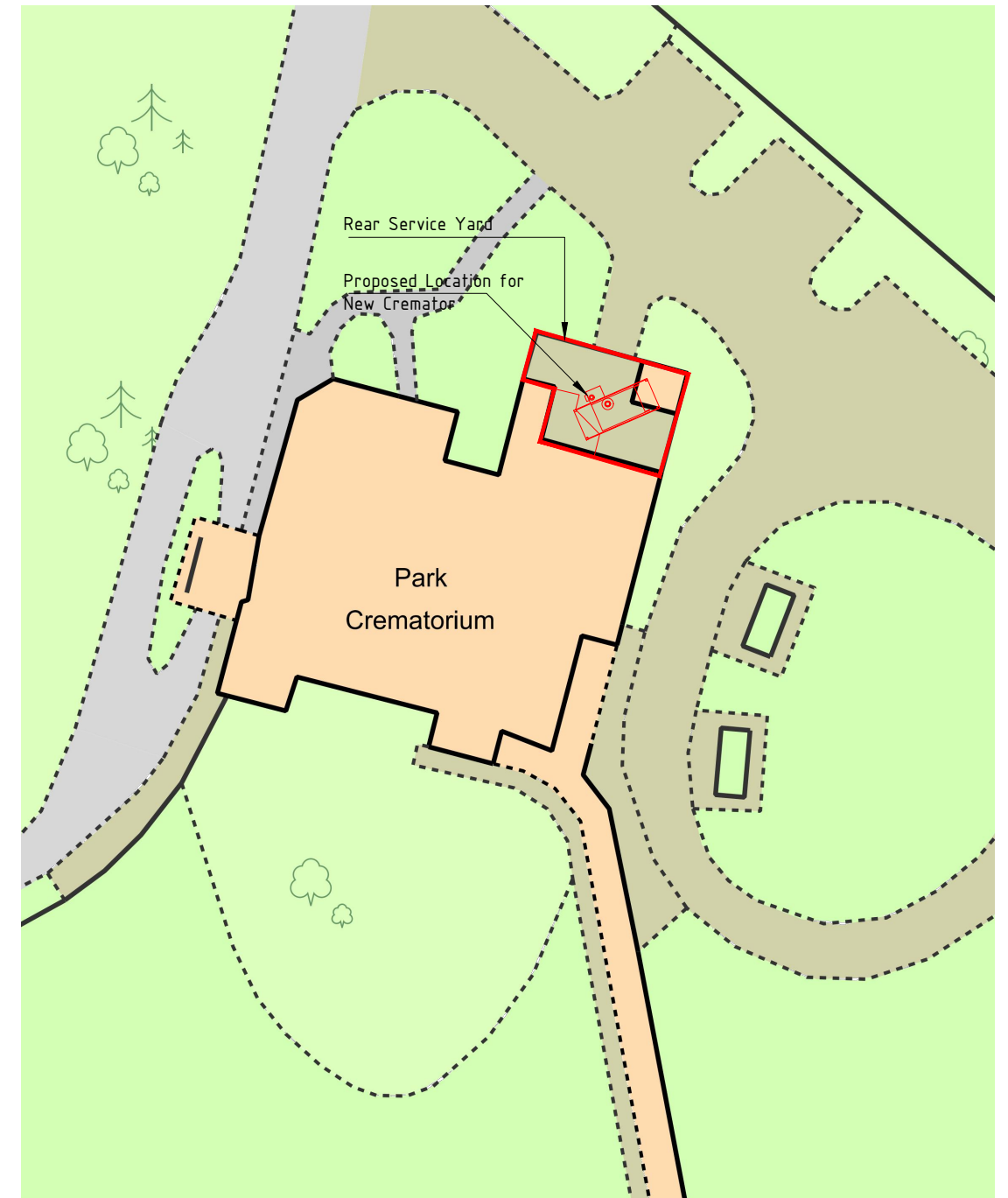
Informatives

- 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 1:1250

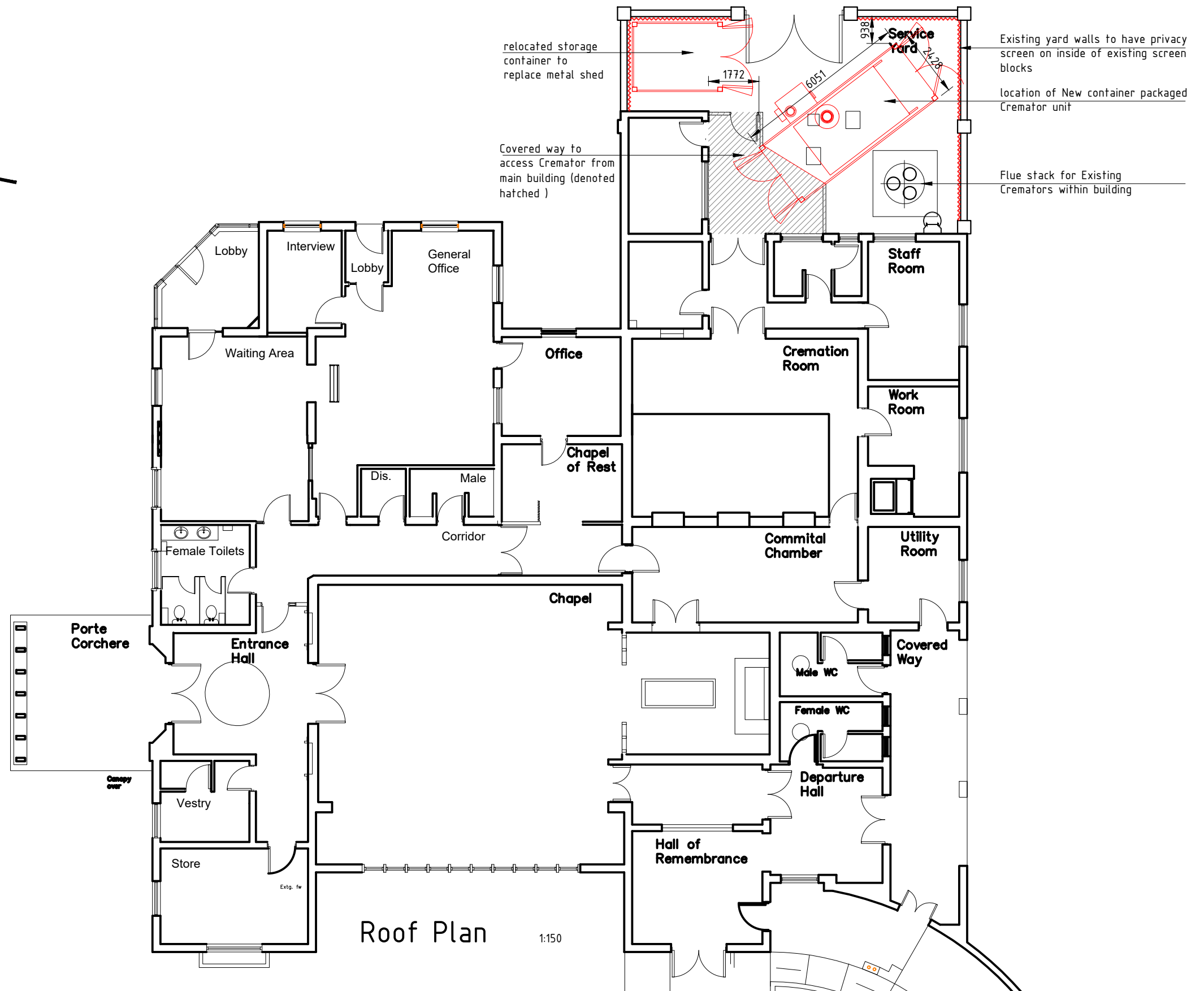
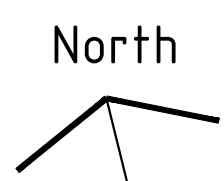


Site Block Plan, scale 1:500

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				CLIENT RUSHMOOR BOROUGH COUNCIL		Cooper & Withycombe CONSULTING ENGINEERS Norwich House 14-15 North Street Guildford Surrey, GU1 4AF tel 01483 457373 Fax 01483 566116	
				PROJECT Aldershot Park Crematorium, GU12 4BP Proposed new Crematorium		ARCHITECT	
				TITLE Site Location Plan and Block Plan showing location of new Crematorium		DWG STATUS PRELIMINARY	
REV	DESCRIPTION	DRAWN	DATE	PROJECT No 19-2009		DRAWING No. 10	
DRAWN BY BfS DATE Dec 2020		CHECKED BY LP DATE Dec 2020		APPROVED BY DATE		REV -	
BASE DRAWING SCALE 1: 1250,500@ A3				SCHEDULE SHEETS		TENDER CONSTRUCTION RECORD	

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Roof Plan 1:150

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 SCALE OFF THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY.
- 1.3 ANY DISCREPANCIES NOTED BETWEEN DRAWN INFORMATION ARE TO BE REPORTED PROMPTLY TO THE CONTRACT ADMINISTRATOR.
- 2.0 STEELWORK
- 2.1 EXCEPT FOR HOLLOW SECTIONS ALL STEELWORK TO BE S275 GRADE HOLLOW SECTIONS TO BE S355 GRADE
- 2.2 ALL STEELWORK TO BE SHOT BLAST CLEANED AFTER FABRICATION AND TREATED IN ACCORDANCE WITH THE SPECIFICATION

REV	DESCRIPTION	DRAWN	DATE

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DATE		DATE		DATE	
BASE DRAWING SCALE		SCHEDULE SHEETS			
1: 100 @ A3					

CLIENT
RUSHMOOR BOROUGH COUNCIL

PROJECT
Aldershot Park Crematorium, GU12 4BP
Proposed new Cremator

TITLE
Ground Floor plan showing location and details of new Cremator

Cooper & Withycombe
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ARCHITECT

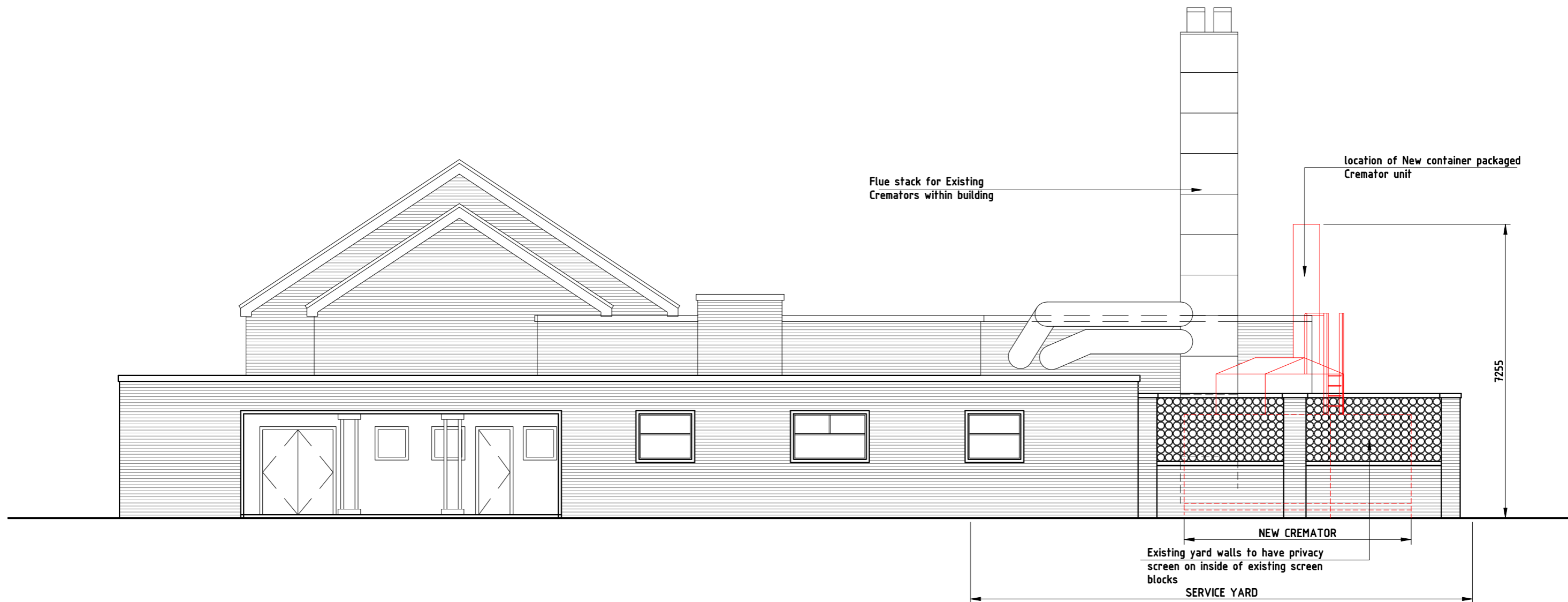
PROJECT No
19-2009

DRAWING No.
11

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DWG STATUS
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East Elevation 1:100

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DATE		DATE		DATE	
BASE DRAWING SCALE			SCHEDULE SHEETS		
1: 100 @ A3					

CLIENT

 PROJECT
Aldershot Park Crematorium, GU12 4BP
 Proposed new Cremator

TITLE
Existing East Elevation
 showing position of New Cremator

Cooper & Withycombe
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 Fax 01483 566116

ARCHITECT	DWG. STATUS
PROJECT No	PRELIMINARY
DRAWING No.	TENDER
REV	CONSTRUCTION
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West Elevation 1:100

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CLIENT
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BOROUGH COUNCIL

PROJECT
Aldershot Park Crematorium, GU12 4BP
Proposed new Cremator

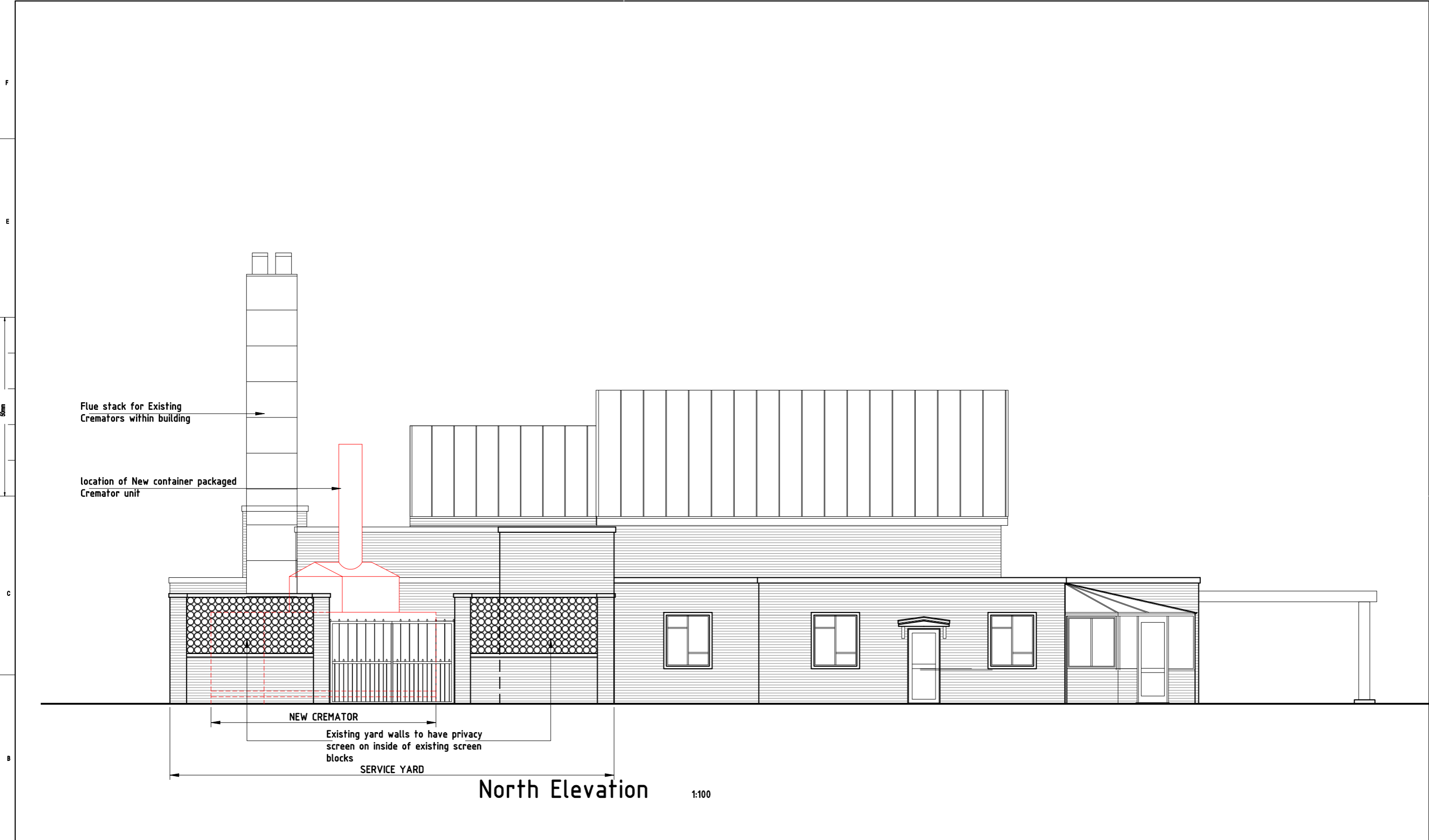
TITLE
Existing West Elevation
showing position of New Cremator

Cooper & Withycombe
CONSULTING ENGINEERS

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Surrey, GU1 4AF

ARCHITECT	DWG. STATUS
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CLIENT
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PROJECT
Aldershot Park Crematorium, GU12 4BP
 Proposed new Cremator

TITLE
Existing North Elevation
 showing position of New Cremator

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ARCHITECT	DWG. STATUS
PROJECT No	PRELIMINARY ●
DRAWING No.	TENDER
REV	CONSTRUCTION
	RECORD

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South Elevation 1:100

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1: 100 @ A3					

CLIENT
RUSHMOOR
 BOROUGH COUNCIL

PROJECT
 Aldershot Park Crematorium, GU12 4BP
 Proposed new Cremator

TITLE
 Existing South Elevation
 showing position of New Cremator

Cooper & Withycombe
 CONSULTING ENGINEERS

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ARCHITECT	DWG. STATUS
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REV	CONSTRUCTION
	RECORD

19-2009 15 -