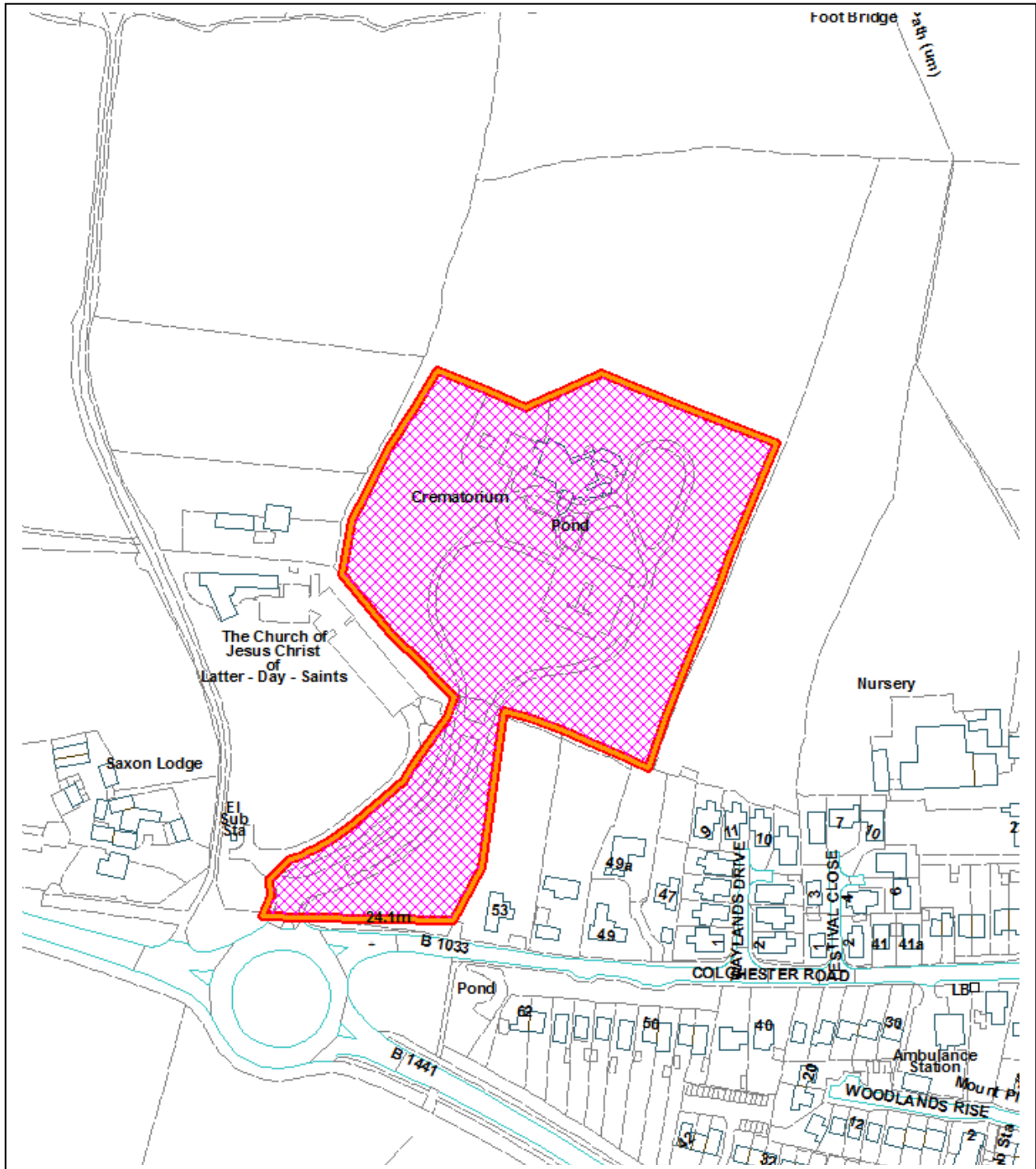


PLANNING COMMITTEE

6 JANUARY 2015

REPORT OF THE HEAD OF PLANNING

**A.4 PLANNING APPLICATIONS - 14/01735/FUL - WEELEY CREMATORIUM  
THORPE ROAD, WEELEY, CLACTON ON SEA, CO16 9AH**



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<b>Application:</b>	14/01735/FUL	<b>Town / Parish:</b> Weeley Parish Council
<b>Applicant:</b>	Mr David Hall - Tendring District Council	
<b>Address:</b>	Weeley Crematorium, Thorpe Road, Weeley CO16 9AH	
<b>Development:</b>	Extension & alteration to existing crematorium building to allow introduction of new filtration equipment & cremators.	

## 1. Executive Summary

- 1.1 This application has been referred to the Planning Committee because the Council is the applicant.
- 1.2 The application site forms a small part of the Weeley Crematorium site located on the northern side of Thorpe Road on the outskirts of Weeley village. The application site consists of a crematorium, associated car parking, memorial gardens and extensive perimeter landscaping.
- 1.3 The application seeks an extension to the existing crematorium building. This extension would accommodate the installation of new filtration equipment and replacement cremators.
- 1.4 National planning policy is contained within the National Planning Policy Framework (NPPF). The NPPF promotes the principles of sustainable development through proposals that respect the intrinsic character of the countryside. Proposals should ensure high standards of design and respond to local character, whilst being visually attractive as a result of good architecture and appropriate landscape design. The scale, massing, materials and siting of the proposal are in keeping with the existing crematorium.

**Recommendation:** That the Head of Planning be authorised to grant planning permission for the development subject to:-

**Conditions:**

1. Time limit for commencement
2. Development in accordance with submitted plans
3. Full noise assessment required
4. Air quality assessment required

## 2. Planning Policy

National Policy:

National Planning Policy Framework (2012)

Local Plan Policy:

Tendring District Local Plan (December 2007)

QL9            *Design of New Development*

QL10	<i>Designing New Development to Meet Functional Needs</i>
QL11	<i>Environmental Impacts and Compatibility of Uses</i>
COM25	<i>Cemeteries and the Crematorium</i>
EN1	<i>Landscape Character</i>

Tendring District Local Plan: Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014)

SD9	<i>Design of New Development</i>
PEO19	<i>Green Infrastructure</i>
PEO24	<i>Cemeteries and the Crematorium</i>
PLA5	<i>Countryside Landscape</i>

### **3. Relevant Planning History**

94/00002/FUL. Single storey extension to form Book of Remembrance Room. Approved

96/00907/FUL. Proposed rear extension and internal alterations to allow for the replacement of existing cremators. Approved.

13/00950/OUT. Extension to the existing crematorium building to accommodate two new cremators and allow provision of abatement equipment. Approved.

### **4. Consultations**

- 4.1 A consultation response has been received from the Council's Pollution and Environmental Control team. They require a full noise assessment to include any predicted noise levels from the new plant. They also require an independent air quality assessment for any new plant/ changes in any proposed stack/flue to demonstrate that local air quality objectives are not exceeded. This can be addressed with a suitable planning condition. The consultation response also states that an application to vary the Environmental Permitting Regulation permit will also need to be made and the permit issued prior to the new equipment coming into beneficial use to ensure compliance with the relevant legislation. This can be included as an informative to any approval.

### **5. Representations**

- 5.1 Weeley Parish Council have no objection to the application so long as abatement equipment is installed with the cremators.

*Officer comment: The proposal includes abatement equipment.*

### **6. Assessment**

- 6.1 The main planning considerations are:

- Context and Background;
- Proposal;
- Planning History;
- Policy Context;
- Environmental Impact;
- Impact on Landscape Character and Appearance;
- Loss of Safeguarded Local Green Space; and,
- Design and Layout of Proposal.

## **Context and Background**

- 6.2 The application site is 3 hectares in size and consists of a crematorium with associated car parking and gardens on the northern side of Thorpe Road in Weeley. The site is bounded by extensive soft landscaping. The site is outside of the Settlement Development Boundaries as established in the “saved” Tendring District Local Plan (December 2007) and the “draft” Tendring District Local Plan: Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014).

## **Proposal**

- 6.3 This full planning application relates to the extension of the existing crematorium building to accommodate the introduction of new filtration equipment and replacement cremators. In its largest dimensions it is 7.4 metres wide, 19.4 metres deep and 2.6 metres high to a flat roof.

## **Planning History**

- 6.4 Planning permission was originally granted in 1982 for a crematorium with subsequent approvals for associated projects in the intervening years. In 2013, outline planning permission was granted for “Extension to the existing crematorium building to accommodate two new cremators and allow provision of abatement equipment”, subject to, amongst other conditions, the provision of a full noise and air quality assessment. The proposal differs from this 2013 approval in that it is a full planning application rather than an outline and therefore does not directly relate to the 2013 approval.

## **Policy Context**

- 6.5 National planning policy is contained within the National Planning Policy Framework (NPPF). The NPPF promotes the principles of sustainable development through high quality design that respects the intrinsic character of the countryside. Proposals should ensure high standards of design and respond to local character, whilst being visually attractive as a result of good architecture and appropriate landscape design. Given the characteristics of the proposal, with mature existing soft landscaping, the design would be respectful of the intrinsic character of the landscape and the design features of the existing crematorium. Within this context the proposed development sits comfortably with the overarching sentiments of the NPPF.
- 6.6 The emerging Local Plan (Policy PEO24) supports the extension of existing crematoria subject to meeting the requirements of other relevant policies in the Local Plan. The Council also seeks to protect the district’s landscape and its distinctive character through saved Local Plan Policy EN1 and emerging Local Plan Policy PLA5. Subject to meeting other relevant policies, the Council will approve proposals which are compatible with neighbouring uses and which minimise any adverse environmental impacts.

## **Environmental Impact**

- 6.7 The site is currently in use as a crematorium and the proposal represents the introduction of new filtration equipment and replacement cremators. In this respect there will be no increase in capacity and it is not expected that there will be any increase in environmental harm. To ensure this is achieved, a noise and air quality assessment will be required to ensure that any new cremators do not have any increased environmental harm. In recognition of these characteristics, the proposal would be consistent with saved Local Plan Policy QL11 and emerging Policy SD9.

### **Impact on Landscape Character and Appearance**

- 6.8 The proposal would increase the massing of the existing main crematorium building on this site. At its widest point this extension is of 7.4m width and is of a single storey. Given the extensive perimeter landscaping at the crematorium, including mature evergreen trees, the modest scale of development, and the retained use of the site for cremations the proposal would have no material impact on the quality of the district's landscape and its distinctive local character. As such the proposal would be consistent with saved Local Plan Policy EN1 and draft Local Plan Policy PLA5.

### **Loss of Safeguarded Local Green Space**

- 6.9 In the draft Local Plan the application site is designated as Safeguarded Local Green Space (draft Policy PEO19). This designation would conflict with the Council's Local Plan Policy PEO24 (Cemeteries and the Crematorium) to support extensions to existing crematoria. In this instance the space in question is currently a staff car parking area. The proposal would ensure that the integrity of the remainder of the crematorium would remain intact. So whilst the proposal would be contrary to emerging Local Plan Policy PEO19 (Green Infrastructure), it is supported by emerging Local Plan Policy PEO24. In any regard, given the status of the draft Local Plan, it only has limited weight. In the saved Local Plan the site is only allocated as land for cemeteries and crematorium and not as any safeguarded local green space.

### **Design and Layout of Proposal**

- 6.10 The proposal extends the existing crematorium to the side. The existing crematorium benefits from a visually interesting roofscape. Whilst the proposal is only of a flat roof, such a roof is designed to be subservient to the existing building and integrate with an existing sloped roof at the side. Within this context alternative designs would not be as sympathetic as the proposal. Such a roofscape, along with the scale, massing, materials and siting of the proposal relates well to the existing crematorium building and allows the necessary functional requirements of the crematoriums to be satisfied.
- 6.11 The loss of staff car parking is not considered to be significant and can be accommodated within the remainder of the crematorium site.

### **Background Papers.**

None.