
Site Address:	The Oaks Crematorium, Bartons Road, Havant		
Proposal:	Extension of the parking area to provide 44 additional car parking spaces		
Application No:	APP/19/00537	Expiry Date:	29/07/2019
Applicant:	The Southern Co-operative Ltd		
Agent:	Mr Holmes	Case Officer:	Lesley Wells
	Chapman Lily Planning Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The Crematorium lies on the north side of Bartons Road, bounded to the rear by woodland. The site is located outside of the urban area, with the access located within a strategic gap. Vehicular access is from Bartons Road, with the Crematorium to the north of the site, with car parking to the front. To eastern boundary adjacent BUPA hospital, is well treed. The front of the site, including the access, falls within the administrative area of Havant Borough Council, while the land to the rear falls under the jurisdiction of East Hampshire District Council (EHDC), which includes the proposal site. The case officer has liaised closely with EHDC over this application, especially with regard to recommended conditions to ensure consistency in decision making. EHDC has approved the application.

2 Planning History

APP/11/01561 - Formation of new access and approach road and related off-site highway works - all to serve new crematorium building and associated features the subject of related application 53322/001 to East Hampshire District Council., PERM,29/03/2012

APP/12/00485 - Variation to S106 agreement relating to Planning Permission 90/55725 in order to exempt that area of the crematorium permitted under planning permission APP/11/01561 from the terms of that agreement., NPW,02/02/2016

APP/12/01085 - Discharge of Condition No/s 3, 4, 5, 6 & 8 of Planning Permission APP/11/01561., ,20/12/2012

APP/13/00817 - Proposed new feature walls either side of approved vehicular access (APP/11/01561), including pair of five bar timber gates., PERM,02/10/2013

APP/13/00818 - Display of 2No. non-illuminated entrance signs., PERM,02/10/2013

APP/19/00007 - Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard, DEL.

3 Proposal

The proposal seeks to extend the parking area to provide 44 additional car parking spaces within the administrative area of EHDC; the access being with the administrative area of Havant Borough Council. The officer has liaised closely with EHDC over application, especially with regard to recommended conditions.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Ecologist - 1st Comment

The application is not accompanied by any ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping.

The car park extension will impact what appears to be areas of rough grassland bunds and which may be suitable for supporting common reptile species. I would request that some recent photographs of these areas are provided. In addition, I would request details of any proposed lighting: the woodland adjacent to the site supports an important bat population and any increase in artificial lighting in this area may impact foraging and commuting bat species.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

County Ecologist - 2nd Comment

The application is accompanied by a Reptile Mitigation Strategy (Arcadian Ecology, August 2019). This document sets out reasonable measures for ensuring that common reptile species are not harmed during works. These measures are acceptable.

If you are minded to grant permission, can I suggest that all mitigation measures are secured by condition.

Development shall proceed in accordance with the Reptile Mitigation Strategy (Arcadian Ecology, August 2019) unless otherwise agreed in writing by the Local Planning Authority. Reason: to protect biodiversity in accordance with the Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policies of Havant Borough Core Strategy policies DM8 and CS16.

East Hampshire

None.

Hampshire Highways - No Objection

The Oaks Crematorium site wishes to extend the parking area to provide 44 additional car parking spaces in order to appropriately manage the existing trips that flow in and out of the site.

It is understood and it has been confirmed by the applicant that the proposed additional parking will be used solely for the provision of the crematorium during peak times and will not serve any surrounding development or result in any additional vehicular trips to the local highway network. Should this not be the case and the additional car parking provision caters for an additional demand, the Highway Authority request to be re-consulted.

With regard to the above the Highway Authority have no objection to the proposal.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 1

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Ecology

(i) Principle of development

The site lies outside of any designated built-up area and the access to the site falls within an undeveloped gap between settlements/non-urban area. The principle of the development has already been accepted on the site by the grant of planning permission under reference 53322/01, for the Crematorium, in recognition of the overriding need for this facility. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence which meets an overriding public need and cannot be accommodated elsewhere in the Borough. The proposal is for an extension of the Crematorium car park which cannot be accommodated elsewhere in the Borough. As such, there can be no objection in principle to the proposal, subject to compliance with other Development Plan Policies

(ii) Impact upon the character and appearance of the area

The proposal would not appear dominant in the streetscene or wider area as the development is for the extension of an existing car park, which is stepped back from Bartons Road by approximately 215 metres and concealed from the public realm. The proposed car park would be constructed of tarmac, to match the materials used for the existing car park. The proposed parking would be located to the south of existing car parking for the crematorium, on a grass area, which has been landscaped. The loss of this area, needs to be balanced against the need for the additional parking for the crematorium. On balance it is considered the need for this development overrides the loss of this landscaped area, subject to a condition requiring the development to be landscaped.

(iii) Impact upon residential amenity

There are no neighbouring properties within close proximity of the proposal. Therefore the development would not impact upon the amenity of neighbouring properties.

Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would not have an acceptable impact on the properties within the locality, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received in respect of residential amenity.

(iv) Highway & Parking

Following clarification, that the parking is solely for visitors to the crematorium during peak periods, the Highway Authority has raised no objection.

(v) Ecology

Following the submission of a Reptile Mitigation Strategy (Arcadian Ecology, August 2019), which sets out reasonable measures for ensuring that common reptile species are not harmed during works, the County Ecologist has raised no objection to the proposal subject to a condition.

8 Conclusion

The proposal is considered to be acceptable in scale and character with the building and the locality and would not detract from character and appearance of the area, would not impact on residential amenity, would not cause any ecological implication and would not have an adverse effect on the safety and function of the highway network. The proposal is therefore recommended for conditional planning permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00537 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan - drawing No. SC-4000-V1-GF-DR-K-0004
Site plan existing -- drawing No. SC-4000-V1-GF-DR-K-1006
Site plan proposed - drawing No. SC-4000-V1-GF-DR-K-0004A
Arcadian Ecology Reptile Method Statement - dated August 2019
Reason: - To ensure provision of a satisfactory development.
- 3 The development hereby approved shall not be first brought into use until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the first planting season after practical completion, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless a suitable alternative species are otherwise agreed in writing by the Local Planning Authority.
Reason - In the interests of the visual amenities of the locality.
- 4 The development hereby permitted shall proceed in accordance with the Reptile Mitigation Strategy (Arcadian Ecology, August 2019) unless otherwise agreed in writing by the Local Planning Authority.
Reason: to protect biodiversity in accordance with the Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policies DM8 and CP16 of the Havant Borough Core Strategy.
Reason: In the interests of the ecology of the site.
- 5 The development hereby permitted shall be constructed in accordance with the materials specified within the approved details, unless details of other

suitable materials are otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that a harmonious visual relationship is achieved between the new and the existing developments.