
Site Address:	The Oaks Crematorium, Bartons Road, Havant		
Proposal:	Alterations and construction of a single storey extension to the crematorium building.		
Application No:	APP/21/00695	Expiry Date:	11/08/2021
Applicant:	The Southern Co-operative Ltd		
Agent:	Mr M Holmes	Case Officer:	David Eaves
	Spruce Town Planning Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The Oaks Crematorium is located to the north of Bartons Road and it should be noted that the Crematorium buildings themselves are located within East Hampshire District Council constitutional boundary. The matters under consideration for Havant Borough Council relate to the access to the site which lies within Havant Borough. Whilst the access remains unaltered as a result of this proposal, the use of the access would be potentially increased.

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, PERM,05/10/2020

APP/19/00537 - Extension of the parking area to provide 44 additional car parking spaces (Approved 19/09/2019). Request to Discharge Condition 3 (21/10/2019)., PERM,19/09/2019

APP/21/00423 - Display of 1No. non-illuminated stack sign on timber posts with ACM face panels., PERM,05/08/2021

APP/21/00678 - Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works. Request for approval of details pursuant to Conditions 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17,18 and 19 (archaeology); 21 and 32 (lighting)., DEL,

APP/21/00812 - Construction of a section of highway and landscaping to frontage of crematorium access point., DEL,

APP/21/00799 - Application to determine if prior approval is required for a proposed formation of a Private Way for Agricultural Use., PAN,26/08/2021

3 Proposal

Alterations and construction of a single storey extension to the crematorium building.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council
No objection.

Councillor Imogen Payter
No comments received

Councillor J Branson - St Faiths
No comments received

Councillor T Pike - St Faith's

No comments received

County Ecologist

Developments that affect building roofs can affect bats, which are legally protected. Circular 06/2005 identifies that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat, and therefore that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

The Circular however also identifies that applicants should not be required to provide information on protected species unless there is a reasonable likelihood that they will be present and affected by the proposed development.

The application site is of modern construction, and the work will affect a small portion of the roof where there is no roof void and hardstanding. As such, I would consider there to be no reasonable likelihood that bats would be present and affected and I would raise no specific concerns over this proposal.

County Minerals

No comments received

Environment Agency**Environment Agency position**

We have **no objection** to the proposal as submitted.

Environmental Health

No comments received

Forestry Commission

No comments received

Hampshire Highways

As the application is for 5 or less dwellings and features no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link:
www.hants.gov.uk/transport/developers/consultation

Landscape Team

No comments received

Hampshire Biodiversity Information Centre

Adjacent SINC - Barton's Copse & The Slip

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Highway impacts
- (v) Ecological impacts

(i) Principle of development

The application site is situated outside the urban area where further development is restricted to development requiring such a location. In this case The Oaks Crematorium is an existing facility providing an important facility serving the families of the deceased. The current proposals alter buildings within East Hampshire and it is noted that planning permission has recently been granted for the works by that authority under planning permission reference 53322/006. The principle of development is therefore established by that consent.

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

As above permission has been granted for the proposed works to extend the crematorium building. The extension is located to the north side of the existing building and provides a new crematory area and mortuary. The extension would be brick clad with an additional chimney stack. It is considered that the proposals would have an acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The site is located away from existing residential properties and any additional use of the access would be limited. There is outline permission for residential development to the north of Bartons Road, however, as set out in the Environmental Control Officers comments to East Hants DC *Nb: Operation of crematoria is a prescribed process regulated by the Local Authority and therefore any alterations to the site layout or boundary will require notification to the Local Authority.* It is not anticipated that the development would lead to pollution to existing or future residents.

(iv) Highway impacts

This is the main aspect to be considered by Havant Borough Council in relation to this development. The Planning Statement sets out that:

It is not anticipated that there will be significant additional traffic generated by the proposed development that will adversely affect road safety or the ability of the transport infrastructure to accommodate the additional traffic. Appropriate access to the crematorium is already established from Barton's Road along the private driveway and will remain unchanged.

There is no increase to the parking area and the extension to 'back services' within the crematorium are not considered to lead to significantly increased traffic.

(v) Ecological impacts

Whilst the site is located close to sites of Nature Conservation Interest, the County Ecologist has raised no objections to the proposed development.

8 Conclusion

In conclusion, the proposed development is considered to be acceptable in principle and would have a limited and acceptable impact on the character and appearance of Havant Borough. Impacts on residential amenity are considered acceptable, as are highway and ecological impacts. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00695

(A) 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:

Location Plan Drawing No. A12.1
Existing and Proposed Site Plans Drawing No. A2.1 Rev A
Proposed Block Plan A2.3 Rev B
Existing and Proposed Roof Plan A3.4 Rev B
Proposed Elevations A6.2 Rev B
Planning Statement Spruce Town Planning May 2021

Reason: - To ensure provision of a satisfactory development.