
Site Address:	Entrance to Crematorium, Bartons Road, Havant		
Proposal:	Proposed new feature walls either side of approved vehicular access (APP/11/01561), including pair of five bar timber gates.		
Application No:	APP/13/00817	Expiry Date:	15/10/2013
Applicant:	The Southern Co-operative Ltd	Team:	Team 2
	C/O Agent		
Agent:	Mr Bone	Case Officer:	Richard Nash
	PWP architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises the access to a new crematorium currently under construction on the north side of Bartons Road, to the west of its junction with Eastleigh Road. There is sporadic development along this section of Bartons Road, including the BUPA Hospital to the east of the site. However, the area immediately around the site of the current proposal is generally open in character.

2 Planning History

53322/001

Proposed Crematorium

Approved by East Hampshire District Council

APP/11/01561

Formation of new access and approach road and related off-site highway works

Approved

APP/12/00485

Variation to Section 106 agreement in order to exempt area of crematorium permitted under planning permission APP/11/01561 from terms of agreement

Current Application

APP/12/01085

Discharge of Condition Nos 3, 4, 5, 6 and 8 of Planning Permission APP/11/01561

Partly Approved

APP/13/00818

Display of 2 No. non-illuminated entrance signs

Current Application

3 Proposal

The current application proposes the construction of new feature walls either side of the vehicular access to the crematorium, including a pair of five bar timber gates. The submitted drawings indicate advertisements to be attached to the proposed walls, which are subject of a concurrent application for Advertisement Consent.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Development Engineer:
No adverse comments.

East Hampshire District Council:
None received.

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 on application site and locality
- (iii) Impact on Highway Safety

- (i) Principle of development

It is considered that the provision of a relatively minor element of functional or decorative development would be appropriate within the context of a crematorium site.

- (ii) Impact on application site and locality

The new walling and gates would be of a very minor scale within the context of the crematorium site as a whole. Brick and flint materials are shown on the submitted drawings, which should ensure that the development complements the existing crematorium building and boundary treatment and provides a pleasant feature at the

entrance to what might not normally be considered a traditionally rural area of land use. It is also considered the walls would provide further benefit by ensuring the proposed advertisements would be suitably backdropped and therefore less incongruous than if they were freestanding. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or wider locality.

(iii) Impact on Highway Safety

The proposals would not impact on the visibility splays to the access, which have already been constructed. The Highway Engineer has not objected to the proposal and it is therefore considered that the proposal would not have a material impact on the safety of users of the public highway.

8 Conclusion

The proposed new feature walls and five bar timber gates would be acceptable in principle, and would not have a detrimental impact on the character and appearance of the application site or wider locality, or on the safety of users of the public highway. The application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00817, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

4830 4003 Revision A (Site Location and Block Plan)
4830 4001 Revision B (Proposed Plans and Elevations)
Design, Access and Planning Statement

Reason: - To ensure provision of a satisfactory development.