



# REGULATORY SERVICES COMMITTEE

# REPORT

5 December 2013

**Subject Heading:**

**P1062.13 South Essex Crematorium**

Extension to the existing tea room to provide additional area for customers (Application received 13 September 2013).

**Report Author and contact details:**

**Simon Thelwell (Projects and Regulation Manager) 01708 432685**

**Policy context:**

**Local Development Framework  
London Plan  
National Planning Guidance**

**Financial summary:**

**None**

**The subject matter of this report deals with the following Council Objectives**

Clean, safe and green borough	<input checked="" type="checkbox"/>
Excellence in education and learning	<input type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input checked="" type="checkbox"/>
Value and enhance the life of every individual	<input type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

## SUMMARY

This planning application proposes the erection of an extension to an existing café to provide additional capacity. The site is owned by the Council.

## RECOMMENDATIONS

1. Time Limit - The development to which this permission relates must be commenced not later than three years from 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. Approved Plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. Matching Materials – The approved extension shall be constructed using external materials to match those of the existing building.

Reason:-

In the interests of visual amenity and in accordance with Policy DC61 of the Core Strategy and Development Control Policies DPD.

## INFORMATIVES

Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

## REPORT DETAIL

## **1. Site Description**

- 1.1 The application site comprises an existing café and its curtilage, located within the Upminster Cemetery and Crematorium site off Ockenden Road. The site is located in the Green Belt.

## **2. Description of Proposal**

- 2.1 This planning application proposes the erection of an extension to an existing café. The proposal would have a footprint of approximately 32sqm and a ridge height of approximately 4.5m. The height of the proposal would match that of the host building. The proposed extension would have a volume of approximately 122cum, which is less than 50% of the existing building. The proposal would be clad in brick, roof tiles, and windows to match those of the existing building.

## **3. Relevant History**

There are various planning permissions relating to the wider cemetery.

P0980.11 - Single storey garage/workshop and single storey demountable building for use of staff office/mess room – Approved.

P0906.09 - Erection of 2 No. single storey buildings for the storage of ground maintenance vehicles and welfare/office accommodation for crematorium staff – Approved.

P0178.05 - Refurbishment of interior plus new public entrance lobby – Approved.

## **4. Consultations/Representations**

- 4.1 Notification letters were sent to 21 neighbouring properties; site notices were placed within the vicinity of the site; and advertisements have been placed in the local press. No representations have been received.

- 4.2 Non statutory Consultees

Environmental Health - No comments received.

## **5. Relevant Policies**

- 5.1 The following policies of the LDF Core Strategy and Development Control Policies DPD ("the LDF") are of relevance:

DC31 (Cemeteries and Crematoria)  
DC32 (Road Network)  
DC33 (Car Parking)  
DC45 (Appropriate Development in the Green Belt)  
DC61 (Urban Design)

5.2 The National Planning Policy Framework (“the NPPF”

**6. Staff Comments**

6.1 This proposal is put before Planning Committee as the application proposes development on Council owned land.

6.2 The main issues in relation to this application are considered to be the principle of development, the impact upon the character of the area, impact upon neighbouring occupiers, and other considerations.

**7. Assessment**

7.1 Principle of development

7.1.1 This planning application proposes an extension to an existing building in the Green Belt. Policy DC45 of the LDF states that planning permission will only be granted for development in the Green Belt that is for given purposes, including cemeteries, and that new buildings in the Green Belt will only be approved where they are essential to the identified uses.

7.1.2 National planning guidance is also a material consideration in the determination of planning applications. In terms of the guidance contained in the NPPF, the preliminary assessment when considering proposals for development in the Green Belt is as follows:-

- a) It must be determined whether or not the development is inappropriate development in the Green Belt. The NPPF and the LDF set out the categories of development not deemed to be inappropriate.
- b) If the development is considered not to be inappropriate, the application should be determined on its own merits.
- c) If the development is inappropriate, the presumption against inappropriate development in the Green Belt applies.

7.1.3 In terms of Green Belt policy, this application proposes building operations. Paragraph 89 of the NPPF states that the extension and alteration of existing buildings in the Green Belt need not constitute inappropriate development provided they do not result in disproportionate additions over and above the size of the original buildings. The proposed extension would result in an addition amounting to less than 50% of the volume of the existing building, and in terms of its height, bulk and massing, would be in keeping with the existing structure.

7.1.4 It is considered that the proposal would not constitute inappropriate development in the Green Belt and that it is therefore acceptable in principle.

## 7.2 Visual Impact

7.2.1 Policy DC61 states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area.

7.2.2 In terms of its height and overall form, the proposed extension would match the existing building. It is recommended that a condition be employed to ensure that the cladding materials match those of the existing building. Subject to the use of this condition, the proposal is considered to be in accordance with Policy DC61 of the LDF.

## 7.3 Amenity

7.3.1 Policy DC61 of the LDF states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity.

7.3.2 The proposal would not be located in close proximity to any neighbouring residential or other properties.

7.3.3 Given the nature of the proposal, it is considered that there would not be any significant adverse impacts on the amenities of neighbouring occupiers, and the proposal would not be contrary to Policy DC61 of the LDF.

## 7.4 Access Considerations

7.4.1 Policy DC32 of the LDF states that development will only be permitted where it can be demonstrated that there would be no significant adverse impacts on the road network.

7.4.2 The proposal would result in a modest addition to an existing café located within a significant cemetery and crematorium facility. The proposal is intended to accommodate the increasing numbers of people visiting the wider site, particularly in light of the cemetery extension, which is under way. It is considered that the proposed extension would not, in itself, result in any significant increase in vehicle movements, or adverse impacts on highway safety.

## 7.5 Environmental Considerations

7.5.1 The Council's Environmental Health officers have been consulted about the proposal but comments have not yet been received. Given the potential for ground contamination and the possible need for a condition in relation to this matter, Members will be given an update during the committee meeting of any advice received from Environmental Health.

## 8. Conclusion

The proposal is considered to be acceptable having had regard to Policies DC22, DC31, DC32, DC45, and DC61 of the LDF and all other material considerations.

## **IMPLICATIONS AND RISKS**

### **Financial implications and risks:**

None.

### **Legal implications and risks:**

This application is considered on its own merits and independently from the Council's interest as owner of the site.

### **Human Resources implications and risks:**

None.

### **Equalities implications and risks:**

None.

## **BACKGROUND PAPERS**

Application form  
Supporting documentation and plans