

Application No: W 14 / 0487

Town/Parish Council: Bishops Tachbrook
Case Officer: Emma Spandley

Registration Date: 04/04/14

Expiry Date: 30/05/14

01926 456533 emma.spandley@warwickdc.gov.uk

**Mid Warwickshire Crematorium, Newbold Road, Bishops Tachbrook,
Leamington Spa, CV33 9QL**

Erection of a single storey extension to the North Chapel and waiting room;
construction of new car park and extension to existing car park. FOR Warwick
District Council

This application is being presented to Committee because the applicant is
Warwick District Council.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission subject to
the conditions listed below

DETAILS OF THE DEVELOPMENT

The application proposes the erection of an extension to the north chapel which
is located deep within the crematorium site towards the northern boundary. The
proposed extension is located on land currently in use as a forecourt to the
existing chapel and adjacent waiting room.

The area for the proposed extension is bounded by a wooded area to the north-
west access; an access road to the north east and existing ancillary buildings and
service yard to the south east.

The construction of the extension will require the removal of part of the existing
building and the loss of a number of trees.

The application also proposes the extension of the north car park and the
formation of an additional car park adjacent to the south chapel. The extension
to the car park is proposed to be located on an adjacent area of grassed land.
The southern car park is proposed to be located on the amenity grassland known
as the Green within the site.

THE SITE AND ITS LOCATION

The application relates to the Mid-Warwickshire Crematorium, which is situated
within open countryside south of the M40. The crematorium is surrounded by an
area of woodland that is designated as ancient woodland. The main crematorium
building is screened from beyond the site by mature trees.

PLANNING HISTORY

Oakley Wood Crematorium was built in 1971

W/02/0505 - Alterations and extensions to north chapel, granted 20th June 2002

W/06/1455 - Installation of a new flue to biomass boiler, granted 20th November 2006.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP15 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework
- Vehicle Parking Standards (Supplementary Planning Document)
- Vehicle Parking Standards (Supplementary Planning Document)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011).
- The emerging Warwick District Local Plan 2011 - 2029.

SUMMARY OF REPRESENTATIONS

Highways (WCC) - No objection

Natural England - No objection

Ecology (WCC) - No objection subject to conditions

ASSESSMENT

The main considerations in the assessment of the proposed development are:-

- The principle of the extensions to the building and the new car parking areas;
- The design of the proposed extensions and impact on the character of the area;
- The impact on trees within the site;
- The impact on Ecological issues;
- The impact on Highway safety.

Principle

At the heart of the NPPF is a presumption in favour of sustainable development and where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the NPPF.

The Crematorium is located not within the Green Belt but within open countryside. As a matter of principle, the NPPF does not restrict extensions, buildings or engineering operations within the open countryside. Therefore the principle of the development is considered to be acceptable subject to any other material planning considerations.

Design

The proposed extension will use an alternative palette of materials to that of the existing 1970's building. It will have a simple flat roofed element which will reflect the modernist style of the existing buildings and will be timber clad externally to reflect the woodland setting of the site.

It is considered that the proposals including the additional car parking will integrate well within the site and will not appear as incongruous additions and are in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011 and the NPPF.

Trees

The wider site is extensively treed and whilst the proposals will result in the loss of a number of trees to which the Council's Tree Officer has no objection, within that wider context, there is considered to be no material impact on the bosky character of the site.

Ecology

Paragraph 99 of Circular 06/2005 *Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System* advises that it is essential that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed development, is established *before* planning permission is granted, otherwise all relevant material considerations will not have been addressed in making the decision. Circular 06/2005 advises that the need to ensure that ecological surveys are carried out should only be left to conditions in exceptional circumstances.

The site is surrounded by Oakley Woodland Local Wildlife Site (LWS), part of which comprises ancient replanted woodland. The site also forms Ecosite 17/35. The development will involve ground clearance works to facilitate the proposed works such that the main ecological concerns relate to the removal of trees and the potential ecological impact on the surrounding areas of woodland.

A Bat survey has been submitted which states that the North chapel is considered to have only one feature suitable for bats. It appears unlikely that the extension works to the North Chapel will have any impact on bats however a condition relating to the supervision of the works is proposed to be attached to any grant of planning permission.

As part of the works there will be a potential impact on the habitats and biodiversity within the site which is contrary to the NPPF, however it is considered that this can be appropriately managed by means of the use of a suitably worded condition requiring appropriate mitigation measures to increase biodiversity value through woodland management, incorporating habitat enhancement or creation.

It is considered that subject to the conditions listed at the end of this report the proposals are in accordance with Policy DP3 of the Warwick District Local Plan 1996-2013 and the aims and objectives of the NPPF.

Highway Safety

Policy DP7 of the Warwick District Local Plan 1996 - 2011 states that development will not be permitted which generates significant road traffic movements unless practicable and effective measures are taken to avoid adverse impact from traffic generation.

The proposed extensions to the car parks are intended to accommodate existing demand at the site. The planning statement sets out that funeral services often run over capacity leading to vehicles parking in non-designated areas within the site.

It is considered the proposals will largely cater for existing vehicle trips and is unlikely to result in a significant intensification of vehicle movements already associated with the site and is in accordance with Policy DP7

SUMMARY/CONCLUSION

The application proposes a modest extension on an existing building and the additional car parking is proposed to meet existing demand within the site. Whilst there will be some net loss to biodiversity, it is considered that the conditions proposed will ensure that an appropriate enhanced level of biodiversity will be provided across the wider site.

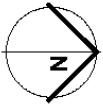
CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in

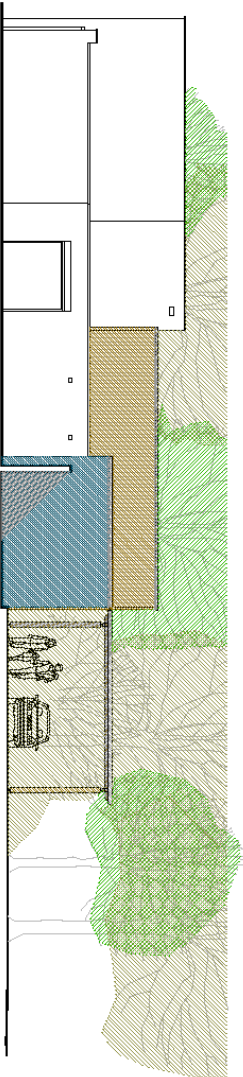
accordance with the details shown on the site location plan and approved drawings 13521cv-01; 11770cv -01; 11770cv-02; MB30049-D121, 3030-11; 3030-20 Rev A; MB30049-D102 Rev A; MB30049-D101 Rev C and specification contained therein, submitted on 4th April 2014.
REASON : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 A detailed Woodland Management Plan for Oakley Wood Crematorium and landscaping scheme shall be submitted and agreed in writing within 6 months of the approval being granted. The scheme must include all aspects, including details of any habitat creation or enhancement, species to be planted, timing of works, programme of implementation and monitoring if deemed necessary. The scheme shall thereafter be carried out in accordance with the approved details. **Reason:** To protect/enhance the ecological character of the are in accordance with NPPF, and ODPM Circular 2005/06
- 4 The development hereby permitted shall not commence unless and until a qualified ecologist has been appointed by the applicant to inspect the vegetation to be cleared and check bird boxes to be relocated on site for evidence of nesting birds and bats immediately prior to works. If evidence of nesting birds is found works may not proceed in that area until outside of the nesting bird season (March - September inclusive) or until after the young have fledged, as advised by ecologist. Should evidence of bats be found during this operation, then work must cease immediately while Natural England and WCC Ecological Services are consulted for further advice **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.
- 5 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced unless and until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837 – 2012 Trees in Relation to Design, Demolition & Construction) to all tree(s) on the site, or those tree(s) whose root structure may extend within the site. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure

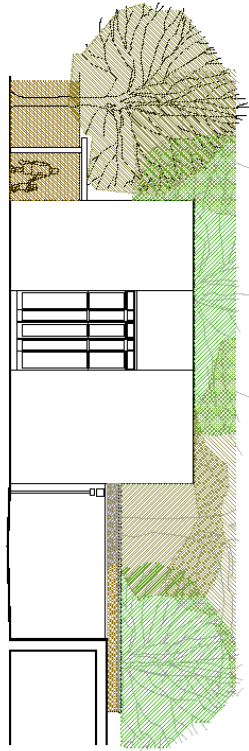
and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s). **REASON:** To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.



North East Elevation



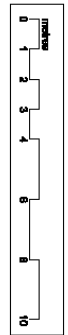
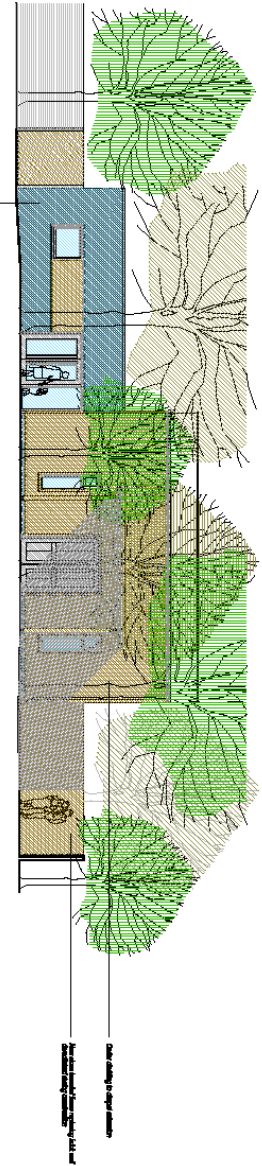
North West Elevation



South East Elevation



South West Elevation



Layout based on Survey Station's drawings
17700-020 and 130200-01 - all dimensions to and
from to be confirmed on site before construction.

87118 PLANNING			
SCALE	1:100	1/4" = 1'-0"	A2
DATE	21.02.14	CHECKED	AF
DWG NO.	3030-21	REVISION	

PROJECT TITLE
NORTH CHAPEL EXTENSION
OAKLEY WOOD CREMATORIUM
LEAMINGTON SPA

