



Committee Report

Planning Committee - 14 January 2020

Application no DC/19/4124/FUL

Location

Co-op Funeral Care
The Cemetery
Holton Road
Halesworth
Suffolk
IP19 8HD

Expiry date 16 December 2019
Application type Full Application
Applicant The Co-operative Group

Parish Halesworth

Proposal Installation of new mechanical plant for the internal coldroom behind a hit and miss timber fence with new gate, all on a concrete base. Existing rear door increased in width and area around raised to form a level threshold.

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1. Summary

- 1.1. The application is referred direct to planning committee as East Suffolk Council is the landowner.
- 1.2. Planning permission is sought for the installation of new mechanical plant, hit and miss fence and external alterations to a building at The Cemetery, Holton Road, Halesworth. The proposal is considered to have limited impact on the character and appearance of the surrounding area and on the amenity of neighbouring residents. The proposal accords with the adopted Local Plan and, as such, it is recommended that planning permission be granted.

2. Site description

- 2.1. The site is located within the Cemetery on Holton Road, Halesworth, and comprises of a small single detached building used as a chapel of rest, which is accessed off a driveway up from Holton Road located to the south-west. The site is bounded by residential development to the south; a further chapel to the north-west; and the cemetery to the north.

3. Proposal

- 3.1. Planning permission is sought for the installation of a new mechanical plant for the internal cold-room behind a hit and miss timber fence with gate, all on a concrete base. The existing rear door will be increased in width and the area around raised to form a level threshold.

4. Consultations/comments

- 4.1. One neighbour representation has been received raising concerns that section 10 of the application form (nearby trees) has not been accurately filled in.

- 4.2. Halesworth Town Council

Consultee	Date consulted	Date reply received
Halesworth Town Council	25 October 2019	No response.

Summary of comments:
No comments received.

- 4.3. Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	25 October 2019	15 November 2019

Summary of comments:
No objection.

5. Site notices

General Site Notice
Reason for site notice: General Site Notice
Date posted: 1 November 2019
Expiry date: 22 November 2019

6. Planning policy

WLP8.29 - Design (East Suffolk Council) - Waveney Local Plan (March 2019)

WLP8.34 – Biodiversity & Geodiversity (East Suffolk Council) – Waveney Local Plan (March 2019)

7. Planning considerations

- 7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan, then decision-taking shall be in accordance with the plan unless material considerations indicate otherwise. The relevant planning policies are set out in section 6 of this report and the NPPF is a material consideration.
- 7.2. Local Plan Policy WLP8.29 sets out (inter alia) that proposed development should be respectful of the existing character, design and scale of the host building, and the character and appearance of the surrounding area. The proposal includes the placement of ground level mechanical plant measuring 1.35m high which will be located behind a 2m high 'hit-and-miss' fence; and the enlargement of the rear door by 0.926m. The proposed development is considered to have minimal impact on the appearance of the chapel and is of an appropriate scale and design. In addition, the introduction of the hit and miss fencing would screen the mechanical plant and would have minimal impact on the wider views around the cemetery and would not be visible from the public highway. It is therefore considered that the proposal adheres to policy WLP8.29 in respect of design.
- 7.3. Policy WLP8.29 also sets out that proposed development should not result in an adverse impact on the amenity of neighbouring residents or users. The proposed development is considered minor in scale and have no impact in terms of loss of light or excessive shading. In addition, the submitted Noise Assessment sets out that the mechanical plant would not result in excessive noise levels, and it complies with national and local requirements in terms of noise impact. The Environmental Protection Team have been consulted on the application and raise no objections. It is therefore considered, for the above reasons, that the proposal would have no adverse impact on the amenity of neighbouring residents.
- 7.4. A comment has been received from a neighbouring resident regarding the potential inaccuracy to the answer of question 10 on the submitted application form. Whilst officers note that there are trees in proximity of the proposed plant, it is considered unlikely that the proposal would have any material impact on trees in the area, and thus no survey information is considered necessary.
- 7.5. Halesworth Cemetery is a locally designated County Wildlife Site (CWS). However, the application site is very small and located close to existing residential development. It is an existing chapel building adjacent a hard surfaced track. Thus, there is no habitat value on the application site that would be disturbed by the development. Accordingly, there is no conflict with the biodiversity and geodiversity objectives of Local Plan Policy WLP8.34.

8. Conclusion

- 8.1. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

9. Recommendation

9.1. It is recommended that planning permission be granted subject to conditions.

10. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with:
 - Location, floorplan, and elevations, 3549.01, received 22/10/2019,
 - Noise Assessment, 88874 REV 00, received 30/10/2019;for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

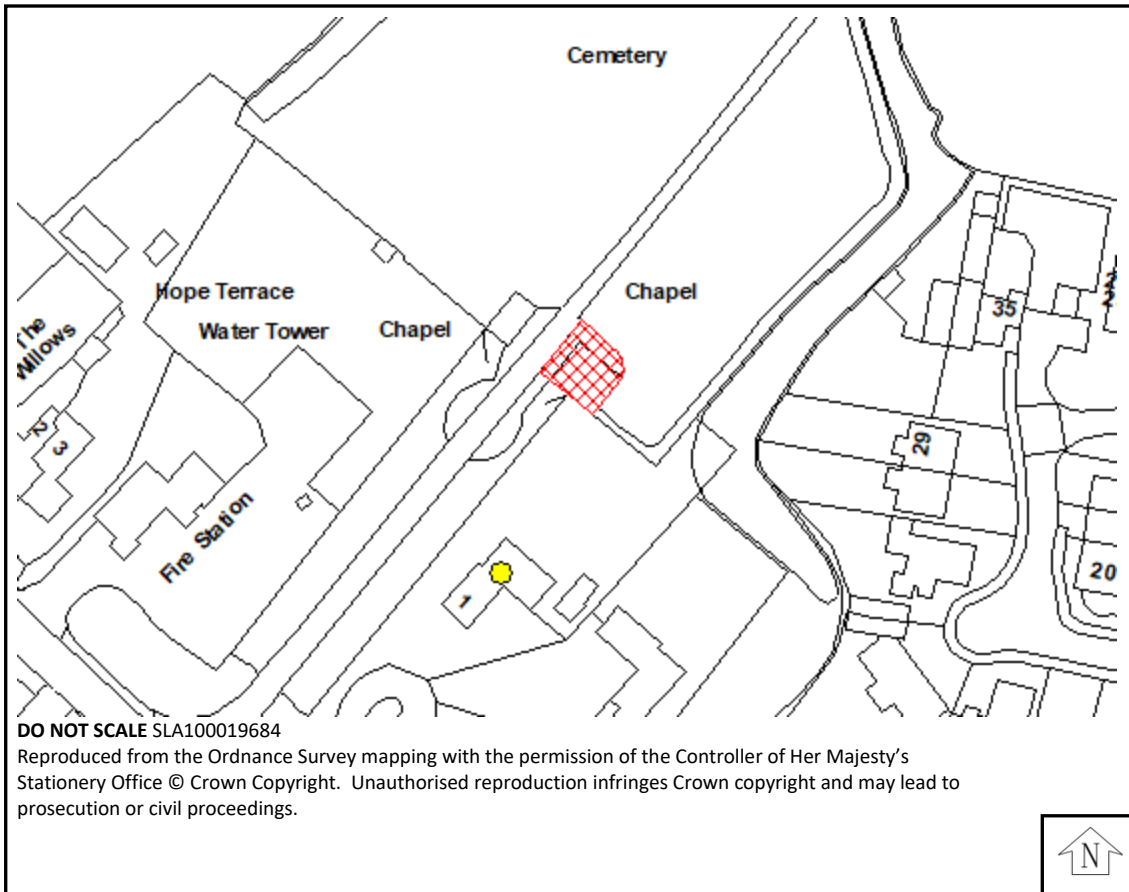
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.





Background information

See application reference DC/19/4124/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZS410QXFKG00>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support