

**REPORT SUMMARY**

<b>REFERENCE NO - 18/502385/FULL</b>			
<b>APPLICATION PROPOSAL</b> Extension to office to house fire proof cabinets			
<b>ADDRESS</b> Vinters Park Crematorium Bearsted Road Weaving ME14 5LG			
<b>RECOMMENDATION – Grant planning permission subject to conditions</b>			
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b> The application is considered to preserve the character of the surrounding area and would not result in any amenity or highways safety concerns. The proposal would comply with the Development Plan and there are no overriding material considerations to indicate a refusal.			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Maidstone Borough Council Application			
<b>WARD</b> Boxley	<b>PARISH/TOWN COUNCIL</b> Boxley	<b>APPLICANT</b> Maidstone Borough Council <b>AGENT</b> Maidstone Borough Council	
<b>DECISION DUE DATE</b> 13/07/18	<b>PUBLICITY EXPIRY DATE</b> 13/06/18	<b>OFFICER SITE VISIT DATE</b> 23/05/18	
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
16/506782/FULL	Extension of existing car parking facility including additional disabled parking. Creating of new parking area adjacent to existing offices and creation of new wheel chair access. Creation of a single storey building housing a pet cremation facility. Removal of existing wheelchair access ramp.	Approved	16/01/2018
14/506527/ADV	Advertisement consent for the installation of 2 brushed stainless signs mounted on the existing ragstone walls (non-illuminated) as shown on site location plan received 23/12/14 and drawing no.P1 received 26/01/15.	Approved	09/02/2015
14/0337	Advertisement consent for the erection of 300mm high built up stainless steel letters with up lighting illumination	Refused	08/07/2014
13/1223	An application to alter main entrance to mitigate use as a turning circle, unauthorised parking and additional parking for staff and users as shown on drawing nos: 39.00/1 and 2, coloured plan showing the access details received on the 12th August 2013 and site location plan received in the 16th August 2013.	Approved	10/10/2013
11/0076	Covered wheelchair access extension to Book	Approved	03/03/2011

	of Remembrance Hall as shown on drawing nos. PP1, EP1 and EE1 received 19/01/11, site location plan received 21/01/11, Design and Access statement received 24/01/11 and drawing no. PLP received 08/02/11		
09/0375	Erection of covered walkway extension to cloisters and alterations to crematorium building including installation of air blast cooler, condenser unit and alterations to fenestration including insertion of access door to roof void as shown on 08/095/20, 08/095/34, 08/095/24, 08/095/33, 08/095/23 and design statement received on 04/03/2009.	Approved	30/04/2009
98/0728	A full planning application for new building works consisting of an extension to the existing overflow car park, alterations to the front gates and the construction of new footpaths as shown on dwg. nos. 97192/01, 02 and 03 received on 20.05.98.	Approved	24/07/1998
94/1718	Provision of a disabled ramp and access door on the west side of the building	Approved	03/02/1995

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

- 1.01 The application site relates to Vinters Park Crematorium located on the south side of Bearsted Road. The site is located within the defined urban area of Maidstone. A number of trees on the site are covered by group TPOs, an area of ancient woodland is located to the west of the site and Vinters Park nature reserve is located to the south. The site is also located within a minerals safeguarding area as defined by the Minerals and Waste Local Plan.
- 1.02 Vehicle access is afforded from Bearsted Road. The main crematorium building is located on the southern part of the site with a parking area to the east of the building. Further parking is provided in the northeast part of the site. The office building, which is subject to this application, is located in the northwest corner adjacent to Bearsted Road.

### 2.0 PROPOSAL

- 2.01 The proposal is for the erection of a single storey extension to the main office building to house fire proof cabinets for the storage of the cemetery archive. The extension would be located on the western side elevation of the exiting office building and would be brick built to match the existing building with a flat fibre glass roof. The extension would measure some 3.1m from ground level to the top of the flat roof and would have a floor area of approximately 11.4m<sup>2</sup>.

### 3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)  
 National Planning Practice Guidance (NPPG)  
 Development Plan: SP1, DM1, DM3, DM20

Minerals and Waste Local Plan – 2013-30

**4.0 LOCAL REPRESENTATIONS**

4.01 No representations received

**5.0 CONSULTATIONS**

5.01 MBC Landscape: *'The site is covered by an area Tree Preservation Order, TPO No. 1 of 1954 and lies immediately to the east of Lower Fullingpits Wood which is designated ancient semi natural woodland. The proposed development appears to be located within the 15m buffer zone for the ancient woodland. However, the area in question consists of an existing hard standing and a recently regraded bank. The extension is small scale and the majority of it falls within the area of hardstanding with only a minor encroachment into the area of embankment. Due to the use of the building there will be no future pressure for removal of trees and, as a result, the proposal is very unlikely to have a detrimental impact.'*

*Therefore, if you are minded to approve the application, I would ask that a condition is attached requiring an Arboricultural Method Statement (AMS) detailing that there shall be no excavation or construction activity to the north of the building footprint. The AMS should also include a schedule of facilitation pruning and a tree protection plan in accordance with BS5837:2012.*

Forestry Commission: Recommends following Natural England standing advice.

**6.0 APPRAISAL**

6.01 The key issues are:

- Principle of development
- Visual Impact
- Trees and Ecology

**Principle of Development**

6.02 The National Planning Policy Framework supports sustainable economic growth and the expansion of existing businesses. Key aims and objectives of the Local Plan 2017 include the delivery of sustainable growth and regeneration whilst protecting the boroughs natural and built assets. Best use will be made of available sites in the urban area. Policy DM20 of the Local Plan seeks to resist the loss of viable community facilities and this proposal would provide a small office extension to the crematorium. Therefore, there is no objection in principle to the expansion of the crematorium office building.

**Visual Impact**

6.03 The proposed office extension would be a low level single storey structure and would be located to the western elevation of the existing office building. It is felt that the amended roof covering of fibreglass GRP instead of the originally proposed felt, as confirmed by the agent (email dated: 26/06/2018), would improve the visual appearance of the proposed extension to this public building. Given the appropriate location, overall height and design of the proposal it is not considered to have a harmful impact on the character of the surrounding area and in terms of visual impact, the proposal is considered to be acceptable.

### **Arboriculture and ecology**

- 6.04 The application is located within the 15m buffer zone for the ancient woodland, however, the area in question consists of an existing hard standing and a recently regraded bank. The majority of the application falls within the area of hardstanding with only a minor encroachment into the area of the embankment.
- 6.05 The Council's Landscape Officer has reviewed the application and has commented that due to the nature of the building there will be no future pressure for the removal of trees and, as a result, the proposal is very unlikely to have a detrimental impact on the ancient woodland or any TPO's. A condition is requested for the submission of an Arboricultural Method Statement (AMS) detailing that there shall be no excavation or construction activity to the north of the building footprint as well as details of facilitation pruning and a tree protection plan.
- 6.06 In regards to ecology, as outlined above, the majority of the proposal is to be built on an area of existing hardstanding with only a minor encroachment into the embankment. The proposal is therefore unlikely to cause harm to any protected species.

### **Other Matters**

- 6.07 In terms of highways and amenity, the proposal is for a relatively modest extension to the office building and it is not considered that the proposal would impact on the local highway network or cause harm to the amenity of any neighbour.
- 6.08 This site falls within the Minerals Safeguarding Areas as shown on the policies map. Policy DM7, Criterion 6 of the Minerals and Waste Local Plan outlines that planning permission will be granted for non-mineral development where it is a minor extension. The proposal therefore complies with this policy and is acceptable with regard to minerals safeguarding.

## **7 CONCLUSION**

- 7.01 The proposal is considered to preserve the character of the surrounding area and the ancient woodland and would not result in any amenity or highways safety harm. The proposal would comply with the Development Plan and there are no overriding material considerations to indicate a refusal.

- 8.0 RECOMMENDATION** – GRANT Planning Permission subject to the following conditions:

### **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions 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 strict accordance with the following approved plans/drawings received on 16 November 2017.

## Planning Committee Report

Drawing Number: 3522/P01 – Location Plan  
Drawing Number: 3694/P02 Rev. A – Existing Block Plan  
Drawing Number: 3694/P02 Rev. A – Proposed Block Plan  
Drawing Number: 1 – Existing Plans  
Drawing Number: 1b – Existing Elevations  
Drawing Number: 2a – Proposed Plans  
Drawing Number: 2b – Proposed Elevations  
Email from agent dated 26/06/2018

Reason: To ensure the quality of the development is maintained.

3. The development hereby approved shall not commence above slab level until, until written details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials. The roof materials to be submitted shall be fibreglass GRP.

Reason: To ensure a satisfactory appearance to the development.

4. No development including site clearance and demolition shall take place to the north of the application building until an Arboricultural Method Statement (AMS) in accordance with the current edition of BS 5837 has been submitted to and approved in writing by the local planning authority. The AMS should detail implementation of any aspect of the development that has the potential to result in the loss of, or damage to trees, including their roots and, for example, take account of site access, demolition and construction activities, foundations, service runs and level changes. The submitted AMS should also include a schedule of facilitation pruning and a tree protection plan in accordance with BS 5837:2012.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

Case Officer: Adam Reynolds

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.