

Application Number:	2019/0413/RG3
Site Address:	Crematorium Building, City Crematorium, Washingborough Road
Target Date:	20th July 2019
Agent Name:	Evans McDowall Architects
Applicant Name:	Mr Simon Walters
Proposal:	Proposed renovation and extension of the existing chapel and book of remembrance building, including over cladding the existing building and replacement of existing windows and doors with associated additional 81 car parking and landscaping (phase one).

Background - Site Location and Description

Lincoln Crematorium is located on the south-east edge of the City of Lincoln, to the north side of Washingborough Road. The City Crematorium occupies an area of approximately 4.7 hectares.

The application submitted as described above, is part of the overall project to enhance the existing services and aesthetics of the building. The City of Lincoln Council's objectives are to enhance the dated appearance of the existing building and make the user experience more welcoming, whilst addressing fundamental layout issues to allow space for loved ones to gather following ceremony.

The application is to be considered by Planning Committee as the service is owned and run by the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 7th June 2019.

Policies Referred to

- National Planning Policy Framework
- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP12 Infrastructure to Support Growth
- Policy LP15 Community Facilities
- Policy LP17 Landscape, Townscape and Views
- Policy LP22 Green Wedges
- Policy LP23 Local Green Space and other Important Open Space
- Policy LP26 Design and Amenity

Issues

To assess the proposals with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on amenity of neighbouring uses

3. Impact on visual amenity
4. Highway safety, access, parking and surface water drainage
5. Impact on trees, landscaping and ecology

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received
Shane Harrison	No Response Received
Lee George	No Response Received
Paul Carrick	No Response Received
Lincolnshire Wildlife Trust	No Response Received
Environment Agency	Comments Received
Paul Clifton	No Response Received

Public Consultation Responses

Name	Address
Mr Guy Hird	J1 The Point Weaver Road Lincoln LN6 3QN

Consideration

1. Accordance with National and Local Planning Policy

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 127 states that planning decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The application is for the enhancement of existing facilities at the City Crematorium therefore the following policies within the Central Lincolnshire Local Plan are entirely relevant.

Policy LP1: A Presumption in Favour of Sustainable Development

When considering development proposals, the Central Lincolnshire districts will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies within the Local Plan should be approved without delay, unless material considerations indicate otherwise.

Policy LP12: Infrastructure to Support Growth

The proposals would improve the overall level of service and would be supported by an increased provision of car parking to remediate the existing lack of car parking. The movement of traffic would not therefore be considered to have a harmful impact upon the existing infrastructure capacity.

Policy LP15: Community Facilities

All development proposals should recognise that community facilities are an integral component in achieving and maintaining sustainable, well integrated and inclusive development. The redevelopment or expansion of the existing facility to extend or diversify the level of service provided will be supported by the policy.

Policy LP17: Landscape, Townscape & Views

Policy LP17 states that proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area. All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas, and create new public views where possible.

As set out within the design and access statement the proposals have been developed to enhance the architectural quality of the existing building and complement the existing mature landscape. Where possible existing tree planting has been retained, with significant new landscaping proposals planned across the site to enhance the existing natural environment.

Careful consideration has been taken to respect views into the site and also views from within the site boundary to enhance the setting of the existing building and the visitor experience.

Policy LP22: Green Wedges

Policy LP22 states that planning permission will not be granted for any form of development, including changes of use, unless:

- a. it can be demonstrated that the development is not contrary or detrimental to the above functions and aims; or
- b. it is essential for the proposed development to be located within the Green Wedge, and the benefits of which override the potential impact on the Green Wedge.

Development proposals within a Green Wedge will be expected to have regard to:

- c. the need to retain the open and undeveloped character of the Green Wedge, physical separation between settlements, historic environment character and green infrastructure value;
- d. the maintenance and enhancement of the network of footpaths, cycleways and bridleways, and their links to the countryside, to retain and enhance public access, where appropriate to the role and function of the Green Wedge;
- e. opportunities to improve the quality and function of green infrastructure within the Green Wedge with regard to the Central Lincolnshire Green Infrastructure network and Biodiversity Opportunity Mapping.

The proposed renovation and extension of the crematorium is designed to preserve the life of an existing facility that is already located within the green wedge. It will enhance the existing offering, through physical intervention, which will have a minimal physical impact on their area.

Policy LP26: Design and Amenity

The following design principles within Policy LP26 would be pertinent with the development.

- a. Make effective and efficient use of land;
- b. (omitted)
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- e. (omitted)
- f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;
- l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility, but should also include accessibility for people with conditions such as dementia or sight impairment for example.

Policy LP26 further states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;

p. Loss of light;

The proposals should therefore be considered on these points.

2. Impact on Amenity of Neighbouring Uses

The Crematorium is bound by a limited amount of development, including a bowling alley to the east and a single residential dwelling located to the southwest. Other adjoining uses include the St Swithin's Cemetery located to the west, railway line to the north and former Canwick golf course to the south.

The application proposes a number of building works including the extension and renovation of the main crematory building to provide an additional 100 square metres of floor space to the north of the existing building to house new cremators and facilitate the remodel of the back office. The existing chimney would also be replaced and reduced in height to 7m.

The existing book of remembrance building would also be extended to the south, providing an additional 62 square metres of floor space, including similar external renovations.

Additional works include the reconfiguration and expansion of the existing gathering and post-service areas to ensure a clear separation and more a functional use of space. The existing car park would also be expanded and improved to provide adequate parking for the existing and proposed requirements.

The extensions would be modest in size and would not be considered to have any harmful impact upon the neighbouring uses of the site, retaining the substantial set back from Washingborough Road. The overall increase in activity would be sustainable and would not be considered to have a harmful impact in terms of additional noise or disturbance through the access and egress from the site.

3. Impact on Visual Amenity

The physical changes to the building, the new structures and extensions, along with the overcladding, will result in a substantial improvement in its appearance. The architects have been very careful in their selection of the palette of materials, utilising natural materials with a colours and textures representative of the local area. The main area of the ground storey of the building is proposed to be overclad in Lincolnshire limestone and this will also be used for the new colonnade space surrounding the perimeter of the room of the Book of Remembrance and the new external gathering space. Vertical bronze cladding will be used on the upper part of the existing building and on the new crematory, whilst brickwork is proposed for the existing and extended elevations of the Book of Remembrance and then the south facade of the crematorium, beneath the limestone colonnades are proposed to be clad in oak. The combination of materials are both locally relevant and also of a high quality.

The architecture of the alterations has picked up on the themes of the original building in terms of scale a proportions but the more contemporary style of the colonnade, the extension of the room for the Book of Remembrance and the incorporation of the new area for the crematory, when combined with the high quality traditional materials, provides a pleasing blend which is a major improvement to the appearance of the building.

4. Highway Safety, Access, Parking and Surface Water Drainage

The applicants have submitted a detailed Transport Assessment following discussions with the Highway Authority at the pre-application stage, formally scoping out the requirements of the assessment. A detailed surface water assessment has also been submitted which is satisfactory. The Highway Authority has no objections to the proposed extension.

5. Impact on Trees, Landscaping and Ecology

The submitted ecological appraisal report also demonstrates the proposals are to have minimal impact on local wildlife. A number of landscape measures are also proposed as part of the development which will enhance the ecological value of the site. The extension of the car park will result in the removal of a select number of trees and a detailed landscaping report that accompanies the application proposes new tree planting as well as extensive new shrub and associated planting.

Application Negotiated either at Pre-Application or During Process of Application

A thorough pre-application consultation has taken place between the architects and Local Authority to enable proposals for the renovation and extension of the Crematorium to be positively developed and supported throughout the planning process.

Conclusion

This is a good proposal that allows for significant internal upgrading of the Crematorium and does so in a manner that also significantly improves the exterior of the building and the grounds. There are no adverse effects.

Application Determined within Target Date

Yes.

Recommendation

That planning permission is granted with the conditions set out below:

Standard Conditions

1. Development to commence within three years
2. Development in strict accordance with the approved drawings
3. New landscaping undertaken during next available planting season