

Application Number:	2019/0783/RG3
Site Address:	City Crematorium, Washingborough Road, Lincoln
Target Date:	23rd November 2019
Agent Name:	Evans McDowall Architects
Applicant Name:	City of Lincoln Council
Proposal:	Erection of a temporary chapel with associated facilities, vehicular and pedestrian access.

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 has been submitted as part of the ongoing project to enhance the existing services and aesthetics of the original crematorium building. Following the approval of planning permission in July 2019 this application seeks permission for the erection of a temporary chapel and associated facilities and access to replace the services of the crematorium whilst the works take place. The temporary chapel and associated facilities would additionally reduce overall costs and allow the most expeditious programme for the renovation works to the existing building.

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

Site History

2019/0413/RG3 - 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).

2019/0414/RG3 - Proposed Second Chapel including associated infrastructure and landscaping (phase two).

Case Officer Site Visit

Undertaken on 1st October 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	No Objections
Environmental Health	No Objections
Environment Agency	No Comments

Public Consultation Responses

No responses received.

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 erection of a temporary chapel whilst works to enhance the existing facilities take place. The following policies within the Central Lincolnshire Local Plan are therefore 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 facilitate the improvements to the existing building and overall level of service and would have use of the existing car parking facilities without change to the frequency of service. 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 discussed within the Design and Access Statement the location of the temporary chapel has been carefully considered to ensure minimal additional groundworks and removal of trees, the majority of which have previously been granted consent within the application for a second chapel (2019/0414/RG3).

Consideration has been taken in the location of the temporary chapel to respect views into the site and also views from within the site boundary whilst works take place to renovate the existing crematorium building

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 chapel would be a temporary solution to cover the existing level of service whilst works take place to renovate the existing chapel and grounds. Whilst located within the green wedge, the use is temporary, is within the existing site and will have a minimal physical impact on the 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;
- 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;
- 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 temporary chapel consisting of a large service hall, waiting, coffin, vestry and music rooms. A further outdoor and floral tribute area is proposed to the south, integral to the main building and gaining access from the front elevation and from the main service area. To the north side of the chapel an ambulance waiting area is proposed for transportation of the coffin to the existing crematory which would remain functional throughout the construction phase.

An additional section of portable cabin buildings would be located to the south side of the chapel, consisting of a reception, office, storage and toilets, with the book of remembrance room accessed from the principle elevation.

The chapel would be located in a similar position to that of the previously approved secondary chapel and would be of a modest size, with a substantial setback offering limited views from the front of the site on Washingborough Road. The proposal would not be considered to have any harmful impact upon the neighbouring uses of the site and would not result in an overall increase in activity, allowing the existing services to continue whilst construction works take place and having no additional impact in terms of noise and disturbance.

3) Impact on Visual Amenity

The chapel would consist of a main marquee constructed from waterproof white fabric with white PVC panel walls to the frontage that can be reconfigured as required. The additional back office and other facilities would make use of portable cabins over clad with external timber with an opaque black membrane positioned behind. Whilst the materials used are of a lesser quality than that granted for the renovations to the main chapel, they are appropriate to its temporary use and would not have any significant impacts upon the visual amenity of the wider area, with limited views from Washingborough Road. The addition of timber cladding to the frontage and main service routes creates a softened appearance against the background of the wider grassed and landscaped area.

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

The proposed location will allow chapel services to continue undisturbed while the work takes place on the main crematorium building. The current access and parking will remain as existing, with the only addition being a layby to bring vehicles into the porte cochere of the temporary chapel. The scheme will not generate any additional car movements, or have any additional impact on the wider highway system.

The new layby will have a tarmac surface to merge with the existing road and areas of additional permeable paths and paving will be created as part of the overall scheme for pedestrian access, allowing for surface water runoff.

Highways and Planning at Lincolnshire County Council have confirmed to have no objections to the proposals in terms of highway access, parking or safety.

5) Impact on Trees, Landscaping and Ecology

A number of trees will be removed in order to carry out the construction of this temporary chapel. The majority of these are already marked for replacement ahead of construction.

works beginning for the approved second chapel (phase two). A section of other (low value) landscaping would also be removed to facilitate the access to the new chapel.

As stated within the design and access statement, and in accordance with Council policy, each removed tree will be replaced with two new trees. The location and species of these trees can be conditioned accordingly

The previously submitted ecological appraisal report demonstrates the proposals are to have minimal impact on local wildlife and with no additional parking proposed there would be no further impacts to consider.

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 discuss the requirements of a temporary chapel.

Conclusion

The proposal is required to ensure the essential services are uninterrupted whilst the main renovation and construction works take place. The scheme would reduce construction timescales, allow the site to remain in active use throughout and save costs that can then be used to create further benefit on site.

The proposal would not have any detrimental impact on the amenity of the nearby uses or the visual amenity of the crematorium grounds and wider area, in accordance with the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That planning permission is granted with the conditions set out below

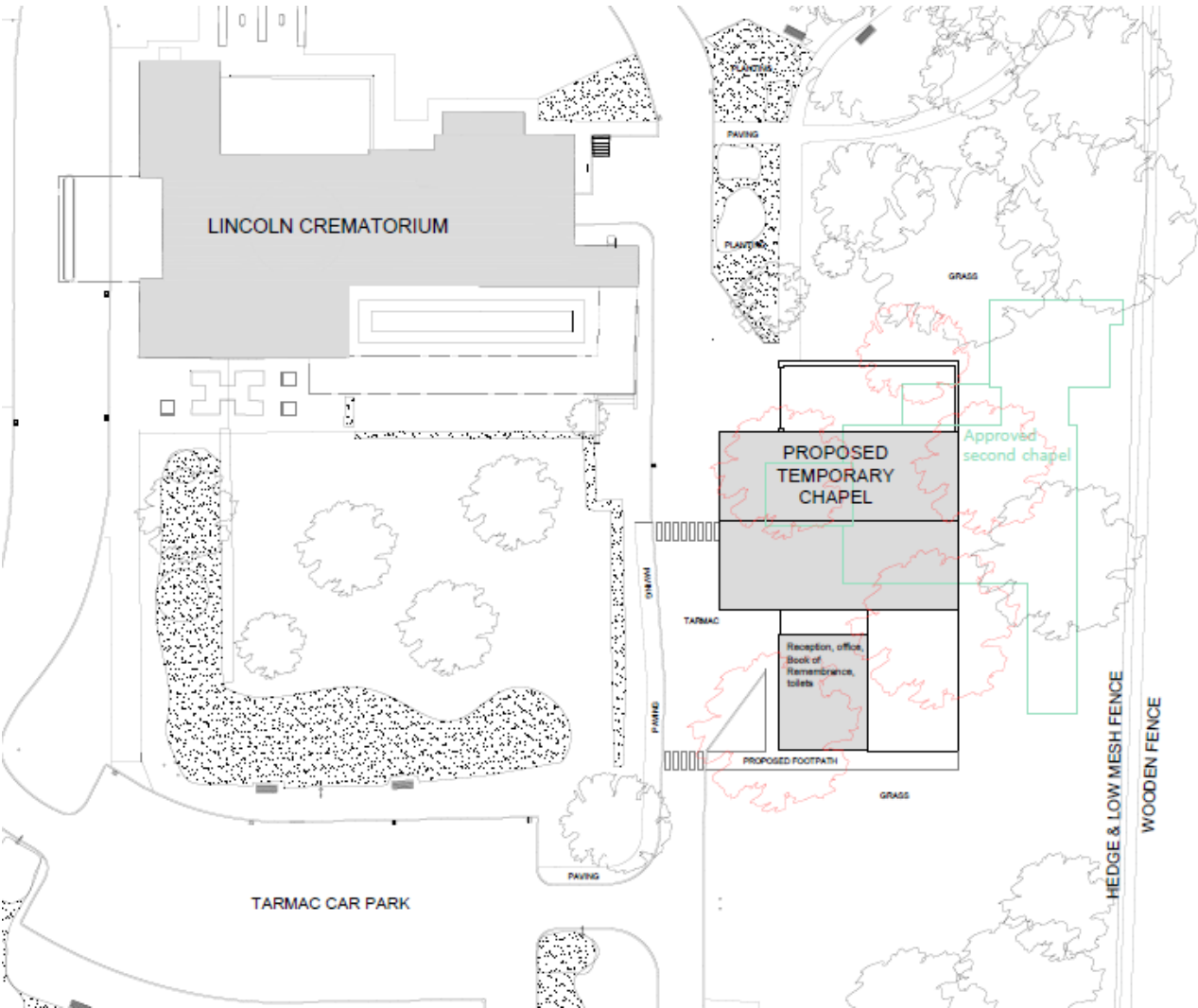
Standard Conditions

1. Development to commence within three years
2. Development in strict accordance with the approved drawings
3. Prior to the commencement of work details of a scheme for the replacement of trees shall be submitted to and approved by the Local Planning Authority.
4. The chapel hereby approved shall be removed from the site on or before 3 years from the date of the commencement of its use. The Local Planning Authority shall be notified of this date in writing.

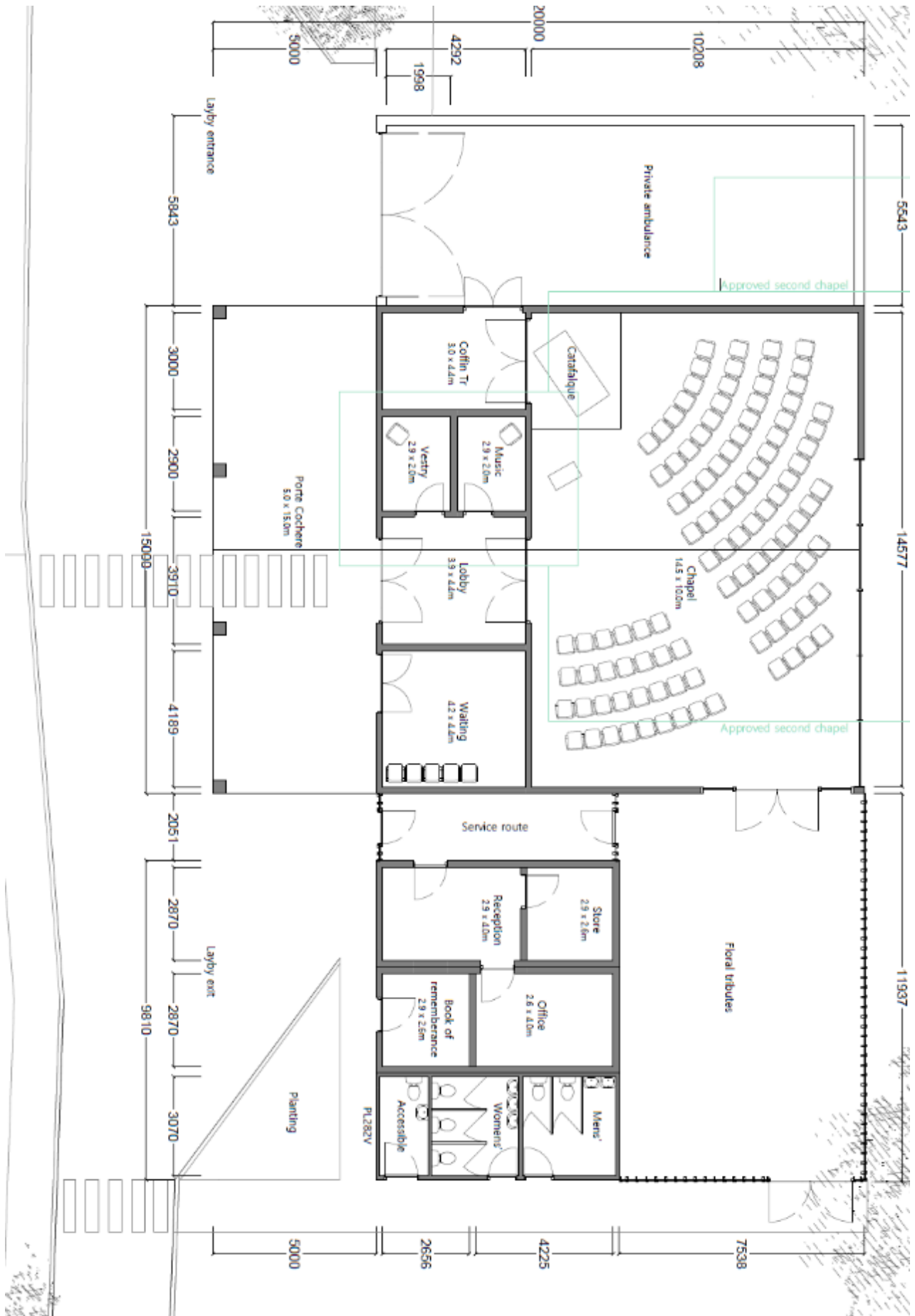
Site location



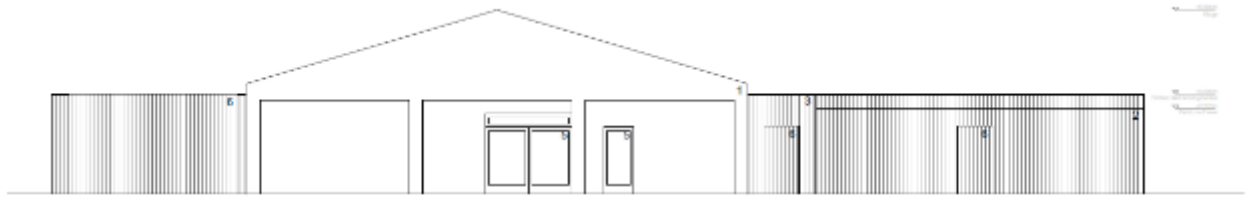
Proposed Site Layout



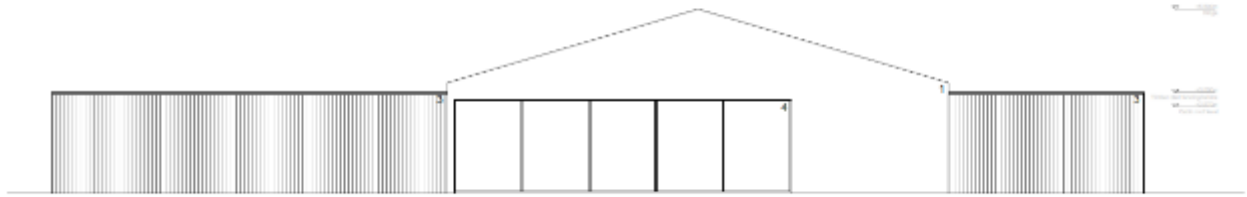
Chapel Block Plan



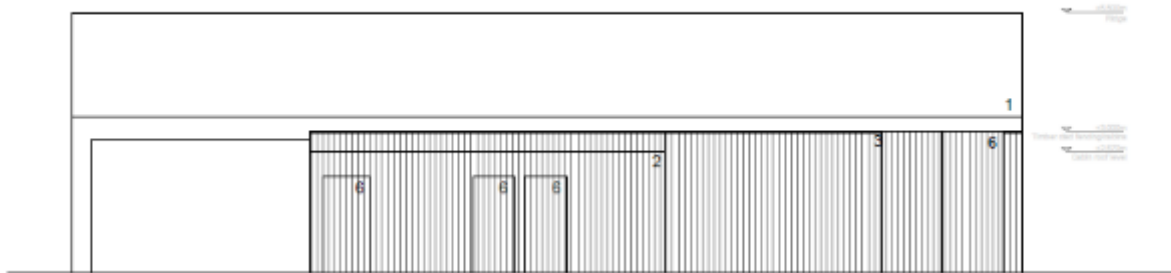
Proposed Elevations



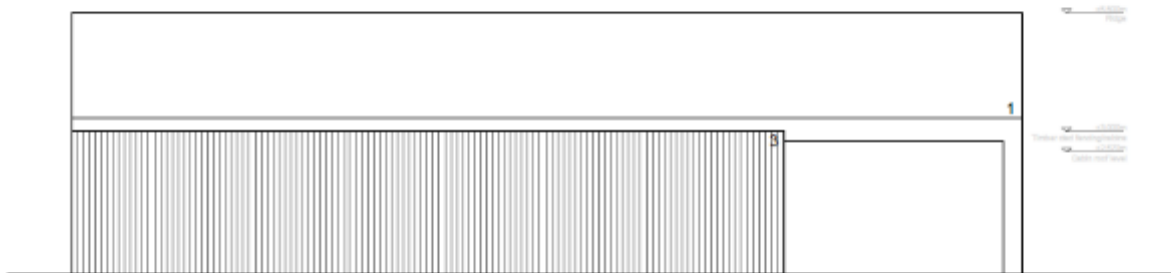
Proposed west elevation



Proposed east elevation



Proposed south elevation



Proposed north elevation

Visuals from Guildford







Site Photographs





1 Oct 2019 15:32:46



1 Oct 2019 15:33:36









Representations

Place Directorate
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070



To: Lincoln City Council

Application Ref: 2019/0783/RG3

Description of development

Erection of a temporary chapel with associated facilities, vehicular and pedestrian access.

Address or location

City Crematorium, Washingborough Road, Lincoln, Lincolnshire, LN4 1EF

With reference to the above application received 1 October 2019

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:

Date: 17 October 2019

Becky Melhuish
for Warren Peppard
Head of Development

Hello Tom,

Due to the temporary nature of the proposed structure and its design, I confirm that I have no objections to the application as it stands.

Kind regards,

Ian

Ian Wicks
Pollution Control Officer
T 01522 873794



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Coucom, Milly (City of Lincoln Council)

From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 02 October 2019 15:03
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application 2019/0783/RG3

Categories: Milly Coucom

Dear Sir/Madam

The Environment Agency does not wish to make any comments on this application. It does not appear to fit any of the criteria on our consultation checklist, 'When to consult the Environment Agency'. However, if you believe you do need our advice, please call me on the number below.

Kind regards

Rob Edmunds
Planning Advisor
Available Monday – Friday
Lincolnshire and Northamptonshire Area
Environment Agency | Ceres House, Searby Road, LN2 4DW

rob.edmunds@environment-agency.gov.uk
External 02077140585