

<b>Application Number:</b>	2025/0160/RG3
<b>Site Address:</b>	City Crematorium, Washingborough Road, Lincoln
<b>Target Date:</b>	17th May 2025
<b>Agent Name:</b>	Evans McDowall Architects
<b>Applicant Name:</b>	Mr Simon Walters
<b>Proposal:</b>	Continued use of a secondary 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 site is set within extensive cemetery grounds and is largely surrounded by open space and community uses, with minimal residential development nearby.

The application seeks planning permission for the continued use of the secondary eastern chapel that has been erected on site. This facility was introduced to provide an increasing demand in service and to ensure continuity of an efficient and respectful service whilst future plans for a permanent chapel are developed.

The building is located towards the eastern side of the crematorium grounds and has been designed to operate within the existing infrastructure and layout of the site. The proposal includes associated drainage provision but does not involve any changes to access, parking, or the surrounding landscape which were previously carried out as part of the original development.

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).

2019/0783/RG3 - Erection of a temporary chapel with associated facilities, vehicular and pedestrian access.

### **Case Officer Site Visit**

Undertaken on 9 April 2025.

### **Policies Referred to**

- National Planning Policy Framework
- Policy S6 Design Principles for Efficient Buildings
- Policy S13 Reducing Energy Consumption in Existing Buildings
- Policy S50 Community Facilities

- Policy S53 Design and Amenity
- Policy S63 Green Wedges

## **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 and Landscaping

## **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

## **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	No Objections
Environmental Health	No Objections
Environment Agency	No Objections

## **Public Consultation Responses**

No responses received.

## **Consideration**

### **1) Accordance with National and Local Planning Policy**

Paragraph 11 of the 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 93 states that planning decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

Paragraph 135 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.

The application is for the continued use of the existing secondary chapel and therefore the following policies within the Central Lincolnshire Local Plan are relevant:

#### *Policy S6 - Design Principles for Efficient Buildings*

Policy S6 of the Central Lincolnshire Local Plan aims to ensure that all new and existing buildings are designed to minimise energy demand and carbon emissions. It encourages efficient building orientation, form, and construction materials, as well as the integration of passive design measures and renewable energy technologies wherever practical.

#### *Policy S13 – Reducing Energy Consumption in Existing Buildings*

This policy encourages upgrades to existing buildings that improve energy efficiency. It supports proposals that reduce carbon emissions, promote retrofitting, and make better use of renewable energy or low-carbon technologies.

The proposal supports the continued delivery of essential services while plans for a permanent chapel progress. Although the temporary chapel was constructed prior to the adoption of the current Central Lincolnshire Local Plan, the scheme has been considered against Policies S6 and S13.

Due to the lightweight, temporary nature of the structure, enhancements such as improved orientation, fabric upgrades, or renewable energy installations are not feasible. However, by reusing an existing building without further material impact, the proposal aligns with the overall aims of minimising energy use, reducing carbon emissions, and making efficient use of resources. As such, the development is considered consistent with Policies S6 and S13.

#### *Policy S50 – Community Facilities*

Policy S50 supports the development, retention, and improvement of community facilities

that meet the needs of local people. It recognises the importance of accessible, inclusive, and sustainable facilities—like crematoria, health centres, and places of worship. New or extended community buildings must be appropriately located, well-designed, and not have a harmful impact on local amenity or transport networks. The crematorium has seen a significant rise in demand, with over 1,750 cremations taking place in 2023—placing it among the busiest in the region. To manage this increase and improve service delivery, a second chapel was introduced on a temporary basis. Its presence has allowed for longer, more respectful services, reduced waiting times, and better flexibility in accommodating different service types, including direct cremations.

This aligns directly with Policy S50, which supports the development and enhancement of community facilities that respond to local needs. Retaining the chapel ensures the crematorium can continue to deliver a vital public service during a period of sustained population growth, while long-term plans for a permanent second chapel are progressed. The proposal enhances accessibility, service quality, and operational resilience which are key aims of the policy.

### *Policy S53 – Design and Amenity*

Policy S53 focuses on ensuring new development is well-designed and delivers high standards of amenity for both users and neighbouring occupiers. Proposals should respect local character, avoid causing harm (such as overlooking, overbearing, or noise), and create attractive, safe, and functional places. Design must respond positively to the context and contribute to a high-quality environment. In this instance the chapel is already in situ and proposes no additional buildings, extensions or external alterations. Consideration was taken in the original location of the temporary chapel to respect views into the site and views from within the site boundary.

### *Policy S63 – Green Wedges*

Policy S63 protects Green Wedges as important open spaces that prevent urban sprawl, provide recreational value, and contribute to biodiversity and the character of local areas. Development in these areas is tightly controlled and must not compromise their openness, function, or continuity. Proposals must demonstrate they are necessary, do not harm the Green Wedge, and offer clear benefits. In this instance the structure is part of the existing site and use and would not be detrimental to these functions or aims with no additional building works or development proposed.

## 2) Impact on Amenity of Neighbouring Uses

The existing secondary chapel is positioned within a well-contained part of the crematorium site, 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.

Given the nature of the use and its location, there is limited potential for disruption or harm to neighbouring amenity. The chapel operates within the bounds of existing site activity, and no new impacts in terms of noise, movement, or overlooking are expected with the retention of the existing structures and associated infrastructure.

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,

essential services to continue whilst plans for a long-term chapel are progressed.

### 3) Impact on Visual Amenity

The chapel is existing and has been in operation for several years on site. The chapel consists 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 are over clad with external timber. The structure has and would continue to have no significant impacts upon the visual amenity of the wider area, with limited views from Washingborough Road.

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

There are no changes proposed to site access or parking arrangements, which continue to function safely and efficiently for both visitors and operational needs. The site is served by an existing access point and layby, and internal circulation remains suitable. Surface water from the structure is being managed through a soakaway system designed to the required standards, helping ensure that drainage remains effective.

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

The site of the secondary Chapel at Lincoln Crematorium is located in Flood Zone 1, which is defined as having a low probability of flooding from rivers or the sea. As such, the site is not at significant risk from fluvial or tidal flooding. No changes are proposed to the existing layout, and there are no flood mitigation measures required as part of this application. The proposal is therefore considered acceptable in terms of flood risk.

### 5) Impact on Trees and Landscaping

Tree protection and landscaping were considered in the original application, with relevant groundwork already completed during an earlier phase. This means that no further disturbance is required to accommodate the continued use of the chapel. The natural setting of the crematorium is being preserved, with no loss of mature trees or alteration to the site's landscaped character.

## **Conclusion**

The proposal is required to ensure the continued provision of essential services while long-term development plans for the permanent second chapel progress. The scheme enables the site to continue to operate at full capacity, meeting current and growing demand efficiently and respectfully, while supporting a smooth transition to future improvements.

The proposal would not result in any adverse impact on neighbouring uses or the visual character of the crematorium grounds and surrounding area and is in accordance with the Central Lincolnshire Local Plan and the National Planning Policy Framework.

## **Recommendation**

That Planning Permission is granted with the conditions set out below:

### Standard Conditions

1. Development remains in strict accordance with the approved drawings.