

P/15/0108/RM

PARK GATE

FAREHAM BOROUGH COUNCIL

AGENT: AFLS+P ARCHITECTS

CEMETERY WITH ASSOCIATED LANDSCAPING & DRAINAGE (RESERVED MATTERS TO OUTLINE PLANNING PERMISSION P/12/0299/FP).

BARNES LANE SARISBURY GREEN FAREHAM SO31 7BJ

Report By

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Site Description

The application site lies to the east of Barnes Lane, in the south western corner of the former Coldeast Hospital Site. The land to the south west has recently obtained planning permission for a new leisure building and the land to the south east has recently obtained planning permission for a car park and changing facilities associated with sports pitches to be located further east.

There are pedestrian and cycle routes running through the site linking it to the residential areas to the north and east and the school and new leisure building to the south.

Description of Proposal

This application seeks approval for the reserved matters in connection with the provision of the following:

Cemetery providing 538 adult plots (double depth);

24 child plots;

840 cremated remains plots;

Associated landscaping and drainage;

Access to the cemetery would form a natural extension of the access road serving the leisure building and sports pitches.

Policies

Former Coldeast Hospital - Development Brief Supplementary Planning Document Adopted October 2011

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS10 - Coldeast Hospital Strategic Development Allocation

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Environmental Impact

DSP12 - Public Open Space Allocations

DG4 - Site Characteristics

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/12/0299/FP -

Hybrid planning application: full consent for the erection of 168 residential dwellings with associated access, parking, landscaping and infrastructure; equipped play space; change of use, extension & restoration of the mansion house for use as a hotel with function rooms & facilities, ancillary accommodation, associated works, landscaping, parking & access; restoration & reuse of existing brook lane gate lodge for residential purposes with erection of new garage, curtilage & access; reinstate brick piers & wing walls to brook lane entrance; use of land & woodland for open space/recreation with new paths. Outline consent for the erection of sheltered accommodation and the provision of community facilities to include sports pitches, community building/pavilion with changing facilities & community meeting room, allotments, cemetery, public swimming pool with facilities, public car park & new access from Barnes lane, with demolition of former farm buildings - Permitted 30 April 2013

P/14/1094/RM -

Leisure building incorporating main and teaching pools, fitness suite, spinning and dance studios, wet and dry changing facilities, foyer, ancillary offices and plant room and associated car park(reserved matters to outline planning permission P/12/0299/FP) - Approved 2 February 2015

P/14/1197/RM -

Laying out of one adult and one junior football pitch; erection of building incorporating changing facilities; associated car park and landscaping (reserved matters to outline planning permission P/12/0299/FP) - Approved 26 February 2015

Representations

No representations received.

Consultations

Director of Planning and Development (Highways) - no objection

Director of Planning and Development (Ecologist) - an Ecological Management Plan (EMP) was secured through the Section 106 Agreement in relation to the previous application, P/12/0299/FP. Condition 41 of the outline planning permission required development to be carried out fully in accordance with the agreed details, specifications and procedures set out in the approved EMP. Section 7 of the EMP set out general measures to be carried out in relation to community facilities development. Work is currently being carried out by consultant Ecologist's to ensure that the development is compliant with the general measures set out in the EMP.

Director of Planning and Development (Arborist) - no objection

Environment Agency - No objection subject to informatives.

Planning Considerations - Key Issues

Outline planning permission was granted in April 2013 for the provision of community facilities to include sports pitches, community building/pavilion with changing facilities & community meeting room, allotments, cemetery, public swimming pool with facilities, public car park and new access from Barnes Lane.

Furthermore Policy CS10 of the adopted Core Strategy and the adopted Development Brief required amongst other things the provision of a cemetery on the site.

The principle of a cemetery on the site with detailed access from Barnes Lane has been established.

The existing cemetery at Holly Hill is full to capacity with only prepaid plots available.

Specialist consultants have been commissioned in order to assist in the design of the cemetery including the landscape design. The location of the cemetery would allow privacy and quiet, distanced from the other community facilities. The proposed entrance comprises brick walls interspersed with brick piers in order to create a formal feel to the entrance.

Parking will be shared with that provided for the playing pitches, south of the cemetery.

Conclusion

The Council has a long standing aspiration and Corporate Priority to deliver a new cemetery within the Western Wards. The proposal will help meet an identified need for the western wards and is favourably recommended.

Recommendation

APPROVE: Subject to the following conditions:

1. The development hereby permitted shall be begun not later than two years from the date of approval of the last reserved matters to be approved.

REASON: To comply with the procedures set out in the Town and Country Planning (General Development Procedure) Order 1995 and Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved documents:

3450 (08) 201

3450 (08) 202

3450 (08) 210

3450 (08) 211

TGMS-0908.1-7 revision 8

REASON: To avoid any doubt over what has been permitted.

Notes for Information

The National Planning Policy Framework Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new

and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

Note that all cemetery developments and burials must maintain an unsaturated zone below the level of the base of the grave(s).

The Environment Agency would like to refer the applicant to our groundwater policies in their updated Groundwater Protection: Policy & Practice (GP3) document. This sets out our position for a wide range of activities and developments, including:

- Cemetery developments
- Drainage

Further information is available online at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

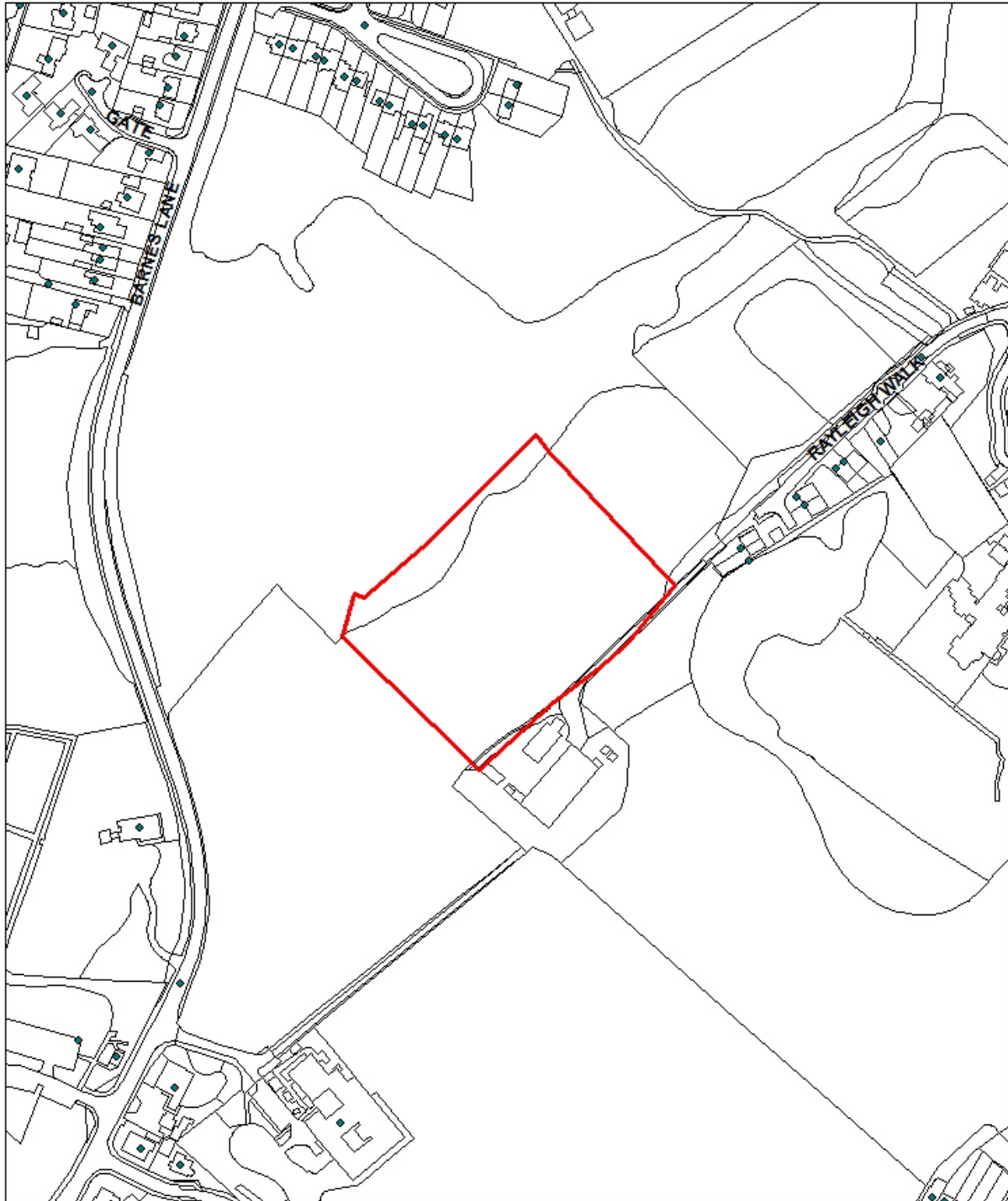
One metre of unsaturated zone (the depth to the water table) below the base of any grave is recommended. Allowance should also be made to any potential rise in the water table (at least one metre should be maintained).

Background Papers

See above history.

FAREHAM

BOROUGH COUNCIL



Barnes Lane
Scale 1:2500

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