

REPORT SUMMARY

REFERENCE NO - 19/502829/FULL		
APPLICATION PROPOSAL Adaptation of existing space to house cold storage facilities with new link extension to main building, creation of new opening to the East elevation and installation of 1no. air conditioning unit		
ADDRESS Vinters Park Crematorium Bearsted Road Weaving ME14 5LG		
RECOMMENDATION – Grant planning permission subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The application is considered to preserve the character of the surrounding area and would not result in any amenity harm. The proposal would comply with the Development Plan and there are no overriding material considerations to indicate a refusal.		
REASON FOR REFERRAL TO COMMITTEE Maidstone Borough Council Application		
WARD Boxley	PARISH/TOWN COUNCIL Boxley	APPLICANT Maidstone Borough Council AGENT Maidstone Borough Council
DECISION DUE DATE 03/10/2019	PUBLICITY EXPIRY DATE 24/07/19	OFFICER SITE VISIT DATE 03/07/19
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		
App No	Proposal	Decision
18/502385/FULL	Extension to office	Approved with conditions
MA/09/0375	Erection of covered walkway extension	Approved with conditions
08/1681	Change of use from 2 No. former dwellings to create new (relocated) crematorium admin area	Approved with conditions
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	Approved with conditions
58/0006/MK2	Outline application for the erection of a crematorium and ancillary buildings	Approved with conditions
52/0184/MK2	The erection of a crematorium	Approved with conditions

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application site is Vinters Park Crematorium. The crematorium is sandwiched between the residential housing estate of Vinters Park, the Maidstone Television Studios and Vinters Park Nature Reserve. The site lies within the 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 nearest residential properties are located over 230 metres away from the crematorium building.
- 1.02 The application building is the main crematorium building and is centrally located within the extensive crematorium grounds. The building and site is accessed via Bearsted Road to the north. The application building is a part single storey and part two storey building and is constructed from brickwork, with a part hipped tiled roof and part flat felt roof.

2.0 PROPOSAL

- 2.01 Permission is sought for improvements to the Crematorium to include the following:
- 2.02 New link extension to the main building and creation of a new opening to the east elevation with internal alterations to house cold storage facilities: At present the memorial room is located to the rear of the crematorium building and is accessed by a covered walkway with an open colonnade on one side, with memorial plaques running along the internal covered walls. The proposal would convert the existing memorial room into a cold store and would provide a new link extension to the main building and the committal room. The extension would cover an area of approximately 2m². The brickwork and roof materials would match the existing building.
- 2.03 Installation of new air conditioning unit: This unit would be located on the northern elevation of the building in a gap between the proposed cold store and the main crematorium building. The air conditioning unit is required to maintain a design temperature of 6.5 degrees centigrade in the proposed cold storage room.
- 2.04 Alterations to openings: A new access door between the cold storage and new link and a new internal opening fitted with electric roller shutter between the link and the committal room.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan: DM1

4.0 LOCAL REPRESENTATIONS

- 4.1 Boxley Parish Council – No objection

5.0 CONSULTATIONS

5.01 Environmental Health – No comments

6.0 APPRAISAL

6.01 The key planning consideration includes the visual impact to the surrounding area and possible noise disturbance from the proposed 1 no. air conditioning unit.

Visual Impact and Residential Amenity

6.02 The proposed link between the cold storage room and the committal room would be located to the rear of the crematorium building and would not be readily visible from the road or any other public vantage points. The proposed extension would match the existing structure and would be a minor infill extension to link two parts of the crematorium building. The proposed roller shutter door would be an internal door and would not be visible from the outside of the building. Given the appropriate location, scale 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. The proposal would be in accordance with Policy DM1 of the Maidstone Local Plan which requires proposals to have good design.

6.03 The proposed air conditioning unit would not appear unduly prominent as it would be located within the gap between the proposed cold store and the main crematorium building. The unit would not appear incongruous as it would be located low on the elevation wall, would not be visible from a public vantage point and would not detrimentally affect the character of the area. With regard to residential amenity, the nearest residential properties are located over 230 metres from the proposal. This separation distance is considered to be sufficient to ensure noise pollution would not be an issue. The Environmental Health Officer has been consulted and has no objection to the proposal. The proposed air conditioning unit would be in accordance with Policy DM1 of the Maidstone Borough Local Plan 2017.

Other Matters

6.04 The application is for a minor infill extension and the proposal would not impact on ecology or on any trees within the site.

7.0 CONCLUSION

7.01 In conclusion, the application is for a minor infill extension to the existing crematorium building and it is considered that the proposal accords with Policy DM1 (principles of good design) of the Maidstone Borough Local Plan 2017. The proposal is considered to be acceptable in all other respects and is therefore recommended that planning permission be granted subject to conditions.

8.0 RECOMMENDATION – GRANT 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

- (2) The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building;

Reason: To ensure a satisfactory appearance to the development.

- (3) The development hereby permitted shall be carried out in strict accordance with the following approved plans/drawings:

Site Location Plan – Received on 24/06/2019

Proposed Floor Plan – Drawing No. CS2

Proposed North and West Elevations – Drawing No. CSPE/1a

Proposed East and South Elevations – Drawing No. CS3

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

INFORMATIVES

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.