

## Officer Report on Planning Application: 17/02772/R3D

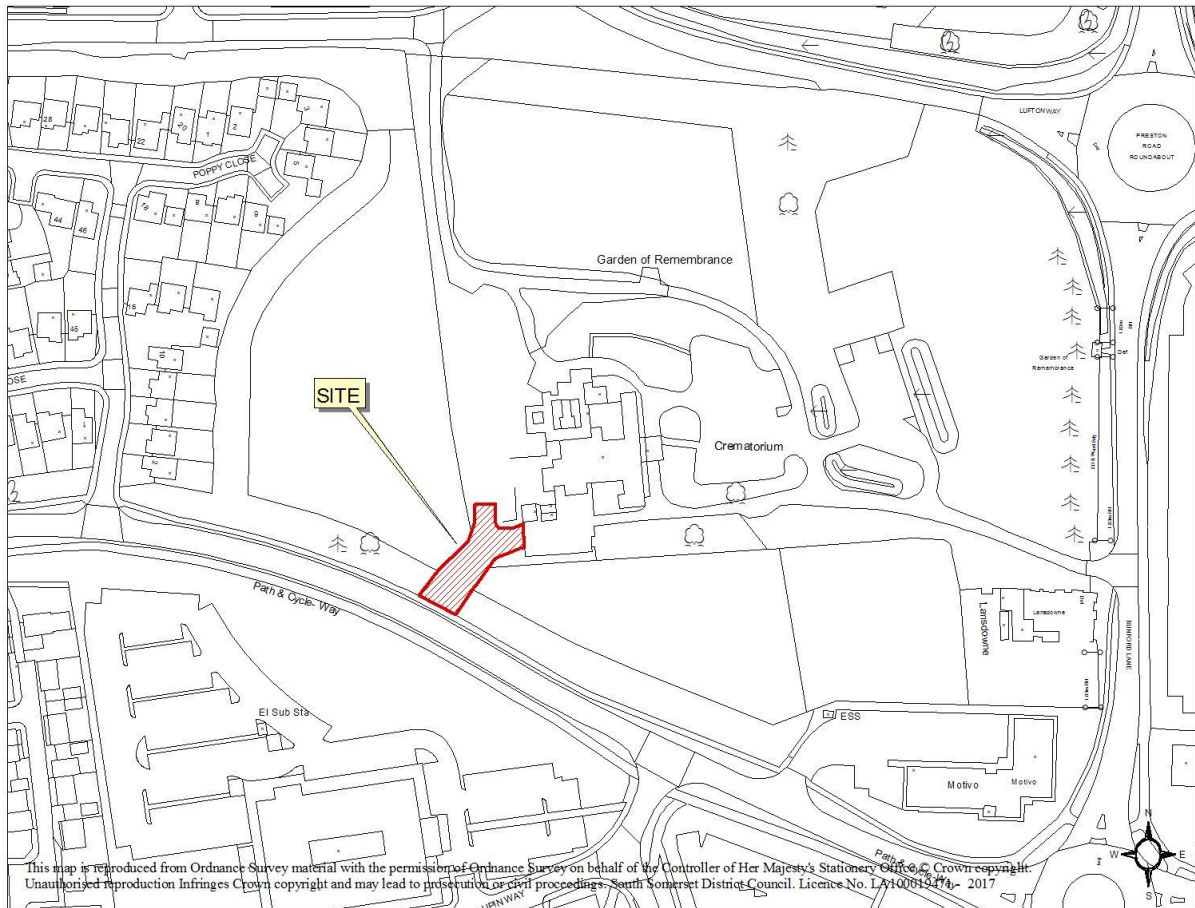
<b>Proposal:</b>	The construction of a new service road
<b>Site Address:</b>	Yeovil Crematorium, Bunford Lane, Yeovil
<b>Parish:</b>	Brympton
<b>BRYMPTON Ward (SSDC Members)</b>	Cllr S Lindsay and Cllr P Seib
<b>Recommending Case Officer:</b>	Andrew Collins, Planning Officer
<b>Target date:</b>	18th August 2017
<b>Applicant:</b>	South Somerset District Council
<b>Agent: (no agent if blank)</b>	
<b>Application Type:</b>	Non PS1 and PS2 return applications

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to Area South Committee due to the nature of the proposals and at the discretion of the Development Manager due to SSDC being the applicant.

### SITE DESCRIPTION AND PROPOSAL





The site is located on the Western side of Bunford Lane, opposite the Asda Superstore. There is a current access into the site from Bunford Lane with a one way system and exit onto Preston Road, opposite the Hawks Rise development.

This application seeks permission for the construction of a new service road off Bluebell Road, which is located to the south of the crematorium. The service area for the crematorium is located to the rear / west of the site.

In detail the proposal seeks permission for the erection of a new service road located on the northern side of Bluebell Road. Currently there is a footpath / cycleway along this side of the road. It is confirmed that the new road would be primarily for access for contractor's vehicles when the intended replacement cremators are installed and the proposed works to the crematorium. In the future it will enable access for maintenance works to take place. The road also links to an existing staff car park. So staff may be able to have access, but no access is proposed for the general public.

It is also detailed that part of the screen bank and planting which runs parallel with the road will need to be removed to provide the roadway. Planting is stated as being proposed on the bank and within the site. A new chain link fence will be provided and a security gate. This is set back 6m from the footpath. New lighting for the roadway will a maximum of 4.5m high with LED lamps.

During the course of the application amended plans have been provided showing the location of the existing lamp post and that the footpath would take priority. Also further amended plans have been submitted to address County Highway Authority concerns.

## HISTORY

Lengthy history over time, but in relation to recent, relevant applications, the following are relevant;

15/02065/R3D - The erection of a new external metal access staircase - permitted with conditions - 23/06/15

00/00597/R3D - The formation of a new exit road - Permitted with conditions - 23/5/00

95/07280/R3D - The installation of replacement cremators, alterations and extensions with associated works - Permitted with conditions - 01/02/96

## POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

South Somerset Local Plan (2006 - 2028)

On the 5th March 2015 this new local plan was adopted and constitutes the development plan. The most relevant policies are:-

SD1 - Sustainable Development  
SS1 - Settlement Strategy  
TA5 - Transport Impact of New Development  
EQ2 - General Development  
EQ4 - Biodiversity  
EQ5 - Green Infrastructure

National Planning Policy Framework

Chapter 4 - Promoting Sustainable Transport  
Chapter 7 - Requiring Good Design  
Chapter 11 - Conserving and Enhancing the Natural Environment

## CONSULTATIONS

**Brympton Parish Council** - *"Recommends approval of this application. However there is a post for the Parish Council Speed Indicator Device which may be affected by these works. The Parish Council would expect the post to be re-sited at no cost to the Parish Council."*

**County Highway Authority** - On the basis of the amended plans commented;

*"It would be beneficial to see plans showing the access in more detail, especially as the amended plans appear to show that the proposal will have priority to pedestrians rather than vehicles across the access."*

*The Highway Authority does not have any objections in principle to the application, but the lack of shown visibility splays as well as the radii to the northwest appearing to not be sufficient and could lead to potential highway safety concerns. If the applicant could provide a detailed drawing of the access (including vehicle tracking of the largest vehicle likely to use the access) so that the Highway Authority can make their full comments on the application."*

**SSDC Highways Consultant** - Leaves it to the highways authority to comment.

**Tree Officer** - *"I have briefly surveyed the location of the proposal and can confirm that the required tree losses associated with the proposal ought to be quite acceptable.*

*The excavation required to cut through the existing tree-covered bund is likely to far exceed the footprint of the proposed access drive itself (owing to the 45 degree earth moulding required). However, the adjoining trees which remain are quite young and adaptable to root-loss. If coppiced down to ground-level, most ought to be capable of regenerating new growth and 'softening' the edges. It might also be prudent to ensure some understorey planting upon the bare faces of the newly excavated banks.*

*Further inside the site is a multiple-stemmed Field Maple and mature Hazel coppice stools. Although the drive access would cut through its Root Protection Area requirement, in my opinion, it is unlikely to cause severe harm to the trees health. Some light crown-lifting of the Field Maple and coppicing of any retained Hazel stools would also seem prudent to allow unobstructed access whilst avoiding collision damage.*

*If consent is granted, I would be grateful if you could consider imposing something along the following lines:*

*Tree Protection Condition: Prior to commencement of the approved development, excavations or site vegetation clearance, the appointed Project Manager shall arrange for the Council's Tree Officer (01935 462670) to attend a pre-commencement site meeting at a mutually convenient time. A scheme of tree retention, tree works and tree plantings shall then be submitted to the Council and agreed in-writing by the Council prior to commencement.*

*Reason: To preserve the presence of existing landscape features (trees) in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended) and the following policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure."*

**MoD** - Has no safeguarding objections to this proposal.

## **REPRESENTATIONS**

None received

## **CONSIDERATIONS**

### Principle

As Bluebell Road is a classified road, planning permission is required for a new access, hence this application.

The new access is located to enable that contractor's vehicles can easily get to the rear of the crematorium buildings, without disrupting other users. Therefore the principle of providing the access is acceptable.

### Visual Impact / Trees

There is a tree lined bund along the northern boundary of the proposed access. This would have to be excavated to create the new access. Due to the orientation of the bund and the line of the roadway, this would result in a 45 degree angle through the bund. This would

result in an increased number of trees being affected. However the tree officer has commented and considers that as quite young trees they are more adaptable to root loss. Increased planting is suggested in the covering statement and detailed in the tree officer's comments. On this basis it is not considered that the proposal would result in a significant upon visual amenity.

More substantial trees are located near the roadway and likely to go through the Root Protection Areas of these trees. But the Tree Officer again does not consider that to severe impact upon the trees.

In terms of amenity, it is also noted that the new roadway is located away from the memorial gardens and this proposal would not affect these quieter public areas.

As such the proposals comply with Policies EQ2 and EQ4.

### Residential Amenity

The nearest residential properties are in Jasmine Close, whilst offices are located at the corner at Motivo and in Lupin Way.

Due to the nature and extent of the proposals, it is not considered that the formation of an access onto Bluebell Road would have an adverse effect upon residential amenity and comply with Policy EQ2.

### Highways

It is noted that the Highways Authority do not have an objection in principle. The proposed access is located on the outside of a wide sweeping bend. In relation to visibility splays, as the road is within a 30mph splay showing 2.4m back and a minimum of 43m in either direction would be required. Whilst not shown on the plans it is considered that this can be achieved. The access road does not show a standard access to the northwest as all vehicles are likely come from the Yeovil direction. However, in the unlikely case that a vehicle comes from the opposite direction a standard splay could be provided. Subject to the provision of plans showing sufficient visibility splays and a standard splay it is likely that the Highways Authority would not raise an objection.

The amended plans have now shown that the footpath takes priority over the vehicles. This arrangement is considered to be an enhancement to the vehicles having priority due to the amount of likely traffic using the access and the importance of the footpath / cyclepath which is well used and an important link.

The amended plans have also shown the position of an existing street lamp. This shows that the new access would not comprise the position of this lamp.

The further amended plans also show a standard entrance splay and visibility splay details in both directions.

Therefore in principle the proposal is considered to comply with Policy TA5. But further information has been requested in order for the Highways Authority to fully assess the application.

### CIL

This development is not CIL liable.



## Conclusion

The proposal is not considered to have an adverse effect upon residential or visual amenity and the impact upon existing planting is deemed to be acceptable. Further information has been sought from the applicant to satisfy the Highway Authority. It is considered the requirements of the Highways Authority can be provided on the site. Subject to this aspects being provided to the satisfaction of the Highways Authority, the application is minded for approval.

Accordingly, subject to this caveat the proposal is considered to comply with policies SD1, SS1, EQ2 and TA5 of the Local Plan and is as such recommended for approval.

## **RECOMMENDATION**

Grant permission subject to;

- i) the Country Highways Authority satisfaction in relation to the proposal.
- ii) the following conditions

01. The proposal is not considered to have an adverse effect upon residential or visual amenity and the impact upon existing planting is deemed to be acceptable. Sufficient highways requirements can be provided to create a safe access.

Accordingly the proposal is considered to comply with policies SD1, SS1, EQ2 and TA5 of the Local Plan and the aims and objectives of the NPPF.

## **SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: Amended plans to be submitted to address highway concerns

Reason: For the avoidance of doubt and in the interests of proper planning.

03. Prior to commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree protection measures shall be prepared by a suitably experienced and qualified arborticultural consultant in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and submitted to the Council for their approval. Upon approval in writing from the Council, the agreed tree protection measures shall be made ready for inspection. The approved tree protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve existing landscape features (protected trees) in accordance with policies EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan (2006 - 2028).

04. (i) Before the access hereby approved is finished and ready to be used, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
- (iii) For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policies EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan (2006 - 2028).

05. Any highway comments suggested, i.e. surface finish, the retention of visibility splays, gradient, surface water drainage.

**Informatives:**

01. In relation to condition 3 you are advised to contact the Council's Tree Officer (Phillip Poulton 01935 462670) to arrange a pre-commencement site meeting between the appointed building/groundwork contractors and the Council's Tree Officer, in order to ensure compliance with the submitted scheme of tree protection fencing and other tree protection measures.