

DELEGATED APPLICATION REPORT

App Ref: 200935/CLP

Address: Reading Crematorium & Henley Road Cemetery 55 All Hallows Road Caversham

Proposals: Certificate of lawfulness for proposed formation of a new external opening to crematorium building, construction of canopy and install pad foundations for new containerised cremator

Case Officer: Matt Burns

Applicant: Reading Borough Council

Target Decision Date: 18/09/2020 (Extension of Time)

INTRODUCTION

The cemetery and crematorium is located at the north end of All Hallows Road in Caversham. The application site relates to the crematorium building located centrally within the cemetery.

The property is not listed, nor in a conservation area.

PROPOSAL

The application seeks a certificate of lawfulness for the proposed formation of a new external opening to crematorium building, construction of canopy and install pad foundations for new containerised cremator.

PLANS SUBMITTED

The applicant provided the following drawings:

Drawing No.s:

2856 (L) 001 Rev A - Containerised Cremator Location Plan

2856 (L) 002 Rev A - Containerised Cremator Block Plan

2856 (L) 004 Rev E - Containerised Cremator Approved Layout Setting Out Dimensions

2856 (L) 005 Rev A - Containerised Cremator Proposed Elevations

Received by the Local Planning Authority on 15th September 2020

2856 (L) 003 - Containerised Cremator Existing Floor Plan

Received by the Local Planning Authority on 8th July 2020

RELEVANT PLANNING HISTORY

900397 - Construction of a glazed entrance canopy for the main chapel of the Crematorium - Granted.

031357 - Extension to provide 3,256 additional grave spaces car parking and boundary railings, on land to the west of the current crematorium - Granted.

030010 - Extension to crematorium to provide 3,344 additional grave spaces and erection of boundary railings - Granted.

180752 - Extension to cemetery to provide an additional 1376 burial plots - Granted

SUMMARY OF CONSULTATIONS

No consultations were undertaken as it is not required for an application of this type.

Relevant Planning Policy and Guidance

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (As Amended)

ASSESSMENT

A Certificate of Lawfulness for a proposed development has been submitted as the applicant considers the proposal falls within permitted development rights.

The application is made under Class A (Emergency Development by a Local Authority or Health Service Body), Part 12A (Development by Local Authorities and Health Service Bodies), Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2020.

Paragraph A of Class A of Part 12 A states that this part of the order relates to:

A. Development by or on behalf of a local authority or health service body on land owned, leased, occupied or maintained by it for the purposes of—

- (a) preventing an emergency;
- (b) reducing, controlling or mitigating the effects of an emergency; or
- (c) taking other action in connection with an emergency.

In this context, as defined by the GPDO, the emergency situation relates to the ongoing Coronavirus epidemic and the development is a temporary expansion of capacity at the existing crematorium facilities in connection with this emergency.

Paragraph A.1 states that:

A.1. Development is not permitted by Class A if—

- (a) any part of the development is on land which is, or forms part of—
 - (ii) a military explosive storage area; **Complies**
 - (iii) a site of special scientific interest; **Complies**
- (b) the land or building is, or contains, a scheduled monument; **Complies**

(c) any part of the development would be carried out within 5 metres of any boundary of the curtilage of a dwellinghouse; **Complies**

(d) the height of any new building exceeds—

(i) a height of 6 metres above ground where any part of the new building is within 10 metres of any boundary of the land; or **Complies**

(ii) the height of the highest part of the roof of the original building, or a height of 18 metres above the ground, whichever is the greater; **Complies**

(e) the height of any building enlarged, improved or altered exceeds—

(i) the height of the highest part of the roof of the original building, or a height of 6 metres above the ground, whichever is the greater, where any part of the enlarged, improved or altered building is within 10 metres of any boundary of the curtilage of the original building; or **Complies**

(ii) the height of the highest part of the roof of the original building, or a height of 18 metres above the ground, whichever is the greater; or **Complies**

(f) any moveable structure, works, plant or machinery required temporarily and in connection with and for the duration of the development would be located in a position—

(i) within 10 metres of any boundary of the curtilage of a dwellinghouse, or **Complies**

(ii) within 5 metres of any boundary of the land. **Complies**

The conditions to Class A of Part 12 A state that:

Conditions

A.2. Development is permitted by Class A subject to the following conditions—

(a) if the developer is not the local planning authority, the developer must, as soon as practicable after commencing development, notify the local planning authority of the development;

(b) any use of the land for the purposes of Class A ceases on or before 31st December 2020; and

(c) on or before the expiry of a period of 12 months beginning with the date on which the use of the land ceases for the purpose of Class A—

(i) any building, works, plant, machinery, structure and erection permitted by Class A is removed; and

(ii) the land is restored to its condition before the development took place, or, if the developer is not also the local planning authority, to such other state as may be agreed in writing between the local planning authority and the developer.

The conditions do not require details to be confirmed at application stage rather they relate to actions required by the Applicant once the development has been implemented.

RECOMMENDATION

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class A, Part 12A, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2020. It can be confirmed that the proposed operation would be lawful for planning purposes on the basis of the following drawings:

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Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives:

IF1 Positive & Proactive
IF5 Terms
IF6 Building Control
IF0 Conditions of Part12A

Equality Act

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

Location Plan

