

PLANNING COMMITTEE

- * Councillor Fiona White (Chairman)
- * Councillor Colin Cross (Vice-Chairman)

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| * Councillor Jon Askew | Councillor Liz Hogger |
| * Councillor Christopher Barrass | * Councillor Marsha Moseley |
| * Councillor David Bilbé | * Councillor Susan Parker |
| * Councillor Chris Blow | * Councillor Maddy Redpath |
| * Councillor Ruth Brothwell | * Councillor Caroline Reeves |
| * Councillor Angela Gunning | * Councillor Paul Spooner |
| * Councillor Jan Harwood | |

*Present

PL35 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Liz Hogger and Councillor James Steel attended as her substitute.

PL36 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

No disclosures of interest were declared.

PL37 MINUTES

The minutes of the Planning Committee meetings held on 19 August and 2 September 2020 were approved and signed by the Chairman as a true record subject to the minor amendments as detailed in the supplementary late sheets.

PL38 ANNOUNCEMENTS

The Committee noted the procedures for determining planning applications.

PL39 20/P/01026 - GUILDFORD CREMATORIUM, NEW POND ROAD, PEASMARSH, GUILDFORD

The Committee considered the above-mentioned full application for variation of condition 2 (approved plans) of planning permission 17/P/01389, approved on 05/10/2017, to allow changes to the approved scheme.

The Committee was informed by the planning officer that that application was for a minor material amendment to the original application 17/P/01389 which was granted permission for the redevelopment of the crematorium. The application had been referred to the Planning Committee as the applicant was the Council. As a Section 73 application this was classified as a major planning application with the amendments comprising of an alteration to the chimney stack on the main crematorium building. Further information was detailed on the supplementary late sheets in respect of the design approach employed by the applicant.

The crematorium site was bounded by New Pond Road to the north and Old Portsmouth Road to the east. The site was accessed from New Pond Road. Broadwater Cottages were located to the north of the main building and provided housing for the crematorium staff.

The crematorium building as consented had now been constructed onsite. The main parking areas were located to the east of the building with a walkway between and a small administrative car park to the north. The building was well screened on all sides with very limited visibility of the site from the Old Portsmouth Road and could only be viewed by glimpses from New Pond Road.

The amendment proposed sought to increase the height of the stack by 0.9 metres to ensure emissions sufficiently dispersed following a recalculation of the original figures and had been agreed with the Council's Environmental Health Officer. The change in the size of the stack was apparent and more prominent however planning officers considered that it did not go beyond a minor material amendment to the overall scheme and the effect would not be harmful in planning terms. The chimney was visible from the approach from the main car park but was not considered to be an especially prominent feature and would have little effect upon the overall appearance of the building. The application was therefore recommended for approval subject to conditions.

The Committee discussed the application and concerns raised as to why the technical errors requiring the alteration to the chimney stack had not been picked up sooner by the architect. The Committee noted that this entire matter was scheduled to be reviewed by the Overview and Scrutiny Committee at their meeting in October. The Committee nevertheless wished to seek assurance that the new design proposed would sufficiently overcome the pollutant risk that the building currently posed with the existing chimney stack. The Committee were also concerned that the new chimney stack proposed was utilitarian and industrial in design which was not fitting for a crematorium.

The Team Leader for Environmental Control stated in response to comments made by the Committee that the crematorium operations were granted by permits which sat outside the planning process. However, given the figures originally calculated were incorrect, this had to be taken into account as part of this application. The Council had employed an independent Environmental Health Consultant and an Air Quality Consultant who double checked and verified the new calculations. A variation notice was served on 10 June, therefore giving 5 months for the new chimney stack to be installed and needed to be in place by 9 October 2020. The planning officer also confirmed that the new increase in height to the chimney stack of 0.9 metres did not equate to planning harm.

The Committee noted comments that the steel chimney stack would reflect the sky and if it had been built using bricks it would perhaps look more imposing and upsetting for mourners.

The Committee also noted concerns that the design mistake would be enshrined in the amended proposal for some forty to fifty years to come and whether the altered chimney stack would enhance the view or surrounding character of the area. In addition, what dispersal modelling had been undertaken to demonstrate the amount of pollution being created by the chimney stack.

The Team Leader for Environmental Control confirmed that the Council did not have to undertake dispersal modelling for the permit of operation. All that was required under the guidance was a D1 assessment and calculation to be submitted by the applicant. The planning officer also confirmed that in the officer's view the proposed amendment did not cause harm to the character of the area.

The Committee considered on balance that the proposed alteration to the chimney stack was a minor material amendment and the solution offered was the best option to correct a design error.

A motion was moved and seconded which was carried to approve the application.

RECORDED VOTES LIST				
	Councillor	FOR	AGAINST	ABSTAIN
1.	Angela Gunning		X	
2.	Marsha Moseley	X		
3.	Fiona White	X		
4.	Jan Harwood	X		
5.	Chris Blow		X	
6.	Caroline Reeves	X		
7.	Susan Parker		X	
8.	Colin Cross		X	
9.	David Bilbé	X		
10.	Ruth Brothwell	X		
11.	Maddy Redpath	X		
12.	Christopher Barrass		X	
13.	Jon Askew	X		
14.	Paul Spooner	X		
15.	James Steel	X		
	TOTAL	10	5	0

In conclusion, having taken account of the representations received in relation to this application, the Committee

RESOLVED to approve application 20/P/01026 subject to the conditions and reasons as detailed in the report.

PL40 PLANNING APPEAL DECISIONS

The Committee noted the appeal decisions.

The meeting finished at 7.45 pm

Signed

Chairman

Date