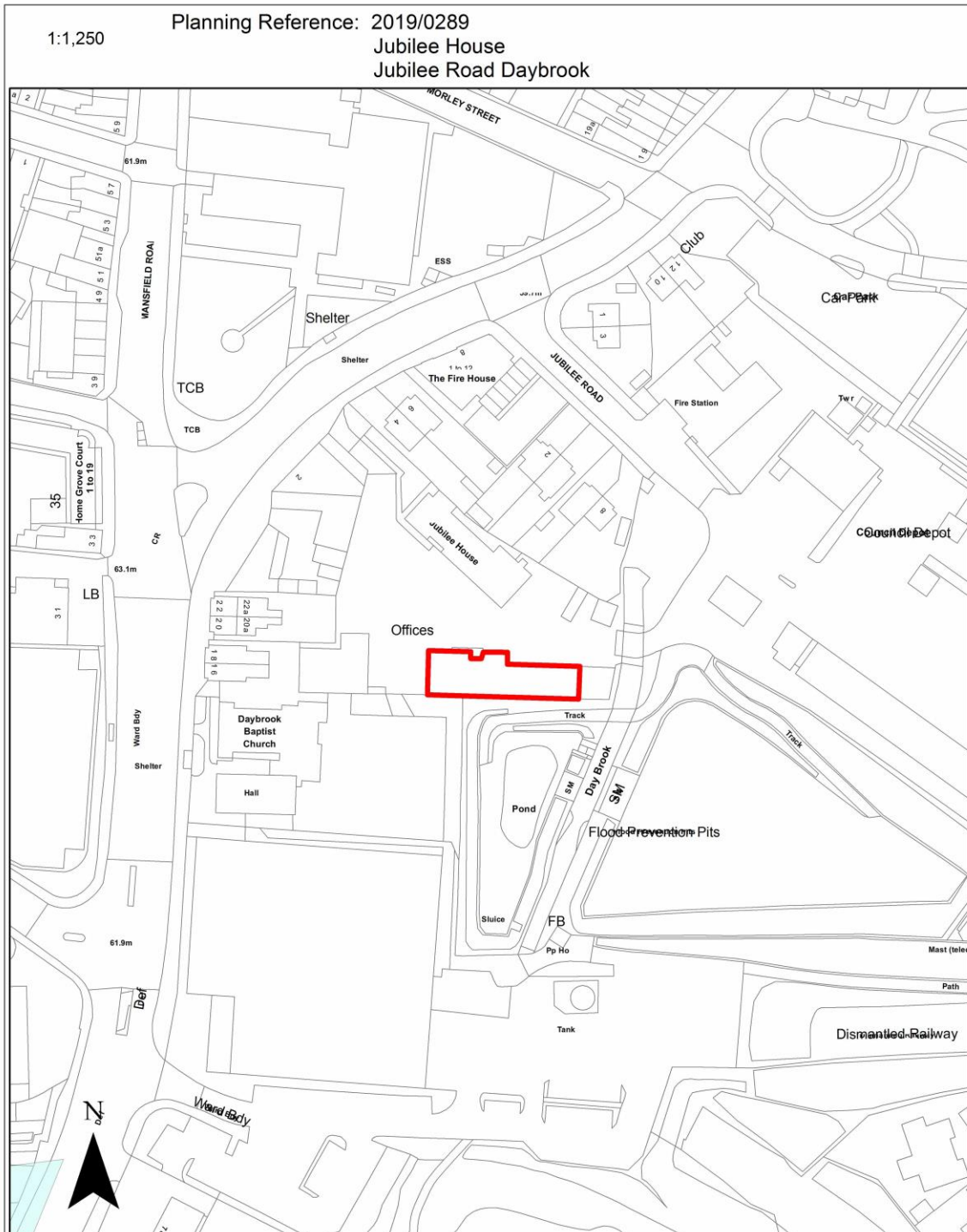


Planning Report for 2019/0289



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Report to Planning Committee

Application Number: 2019/0289

Location: Jubilee House Jubilee Road Daybrook

Proposal: 4m high chimney for cremation unit.

Applicant: Gedling Borough Council

Agent:

Case Officer: Paula Daley

1.0 Background

1.1 This application site is within the ownership of the Borough Council and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.

2.0 Site Description

2.1 The application site comprises of a single storey flat roof building that is located within the Gedling Borough Council's Jubilee House Depot. The building subject to this application is presently used as a pet cremation unit.

2.2 The site is accessed via the existing access off Nottingham Road and can also be accessed from Jubilee Road.

2.3 The nearest residential property lies some 36 metres from the application site on Jubilee Road.

2.4 The site is located within Flood Zone 3.

3.0 Relevant Planning History

3.1 No relevant planning history

4.0 Proposed Development

4.1 The proposal seeks planning permission to retain a new silver metal chimney to the existing building that is used in conjunction with the pet cremation unit. The chimney has been installed in the roof of the existing flat roof building. The chimney measures 4m above the existing roof.

5.0 Consultations

- 5.1 A Site Notice has been posted and neighbours have been consulted. No letters have been received.
- 5.2 Gedling Borough Council Public Protection – No comments

6.0 Relevant Planning Policies/Planning Considerations

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 6.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).
- 6.3 The following policies are relevant to the application:
- 6.4 National Planning Policy Framework
- Part 12 – Requiring good design
 - Part 14 - Meeting the challenge of climate change, flooding and coastal change
- 6.5 Gedling Borough Council Aligned Core Strategy 2014
- Policy 1: Climate Change
 - Policy 10 – Design and Enhancing Local Identity
- 6.6 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

- Policy LPD 3 - Managing Flood Risk
 - Policy LPD10 – Pollution
 - Policy LPD 32 - Amenity
- 6.7 Whilst the chimney extends to 4m from the existing roof, the chimney is located within the existing Jubilee Depot and is set back within the site and is not highly visible from the public highway. I do not consider that given the siting of the chimney, there would be any undue impact upon visual amenity within the surrounding area.
- 6.8 Residential properties are located adjacent to the wider Jubilee Deposit site off Jubilee Road with the closest property being 36m from the building to which the chimney is attached. The chimney is located within an existing industrial area and it is noted that Public Protection have not objected to this

application from a pollution point of view. It is considered that the provision of chimney to serve the pet crematorium does not further impact upon residential amenity than the wider use of the site.

- 6.9 It is noted that the site is located within Flood Zone 3, however the application is for a structure to be attached to the roof of the existing building and would be classified as minor development. The National Planning Policy Framework requires the submission of a Flood Risk Assessment for all developments in Flood Zone 2 and 3. A Flood Risk Assessment has been submitted with the application which identifies that no floor area would be created by the development as the chimney is located on the roof of the existing building. The chimney will not be impacting upon the existing floor levels of the building and therefore the chimney will not lead to increased risk of flooding on site or within the locality.
- 6.10 Given the above considerations, I am satisfied that the proposed development would have no undue impact on the amenity of nearby residential properties nor upon the visual amenities of the surrounding area. In my opinion, the proposed development accords with the National Planning Policy Framework, Policies 1 and 10 of the Adopted Aligned Core Strategy and Policies LPD3, LPD10 and LPD32 of the Local Planning Document. It is therefore recommended that planning permission be granted.

7.0 Recommendation: That the Borough Council GRANTS FULL PLANNING PERMISSION, subject to conditions

Conditions

- 1 This permission shall be read in accordance with the application form and Elevation Plan received 15th July 2019, Block Plan received 1st August 2019 and Site location Plan received 5th August 2019. The development shall thereafter be undertaken in accordance with these plans/details

Reasons

- 1 For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the proposed development would be visually acceptable in the streetscene and in keeping with the character of the property and the area. The proposal would not result in a significant undue impact on the amenity of neighbouring properties. Therefore the proposed development would be in accordance with the advice contained within the NPPF (2019), Policy 10 of the ACS (2014) LPD 3, LPD 10 & LPD 32 of the Local Planning Document (2018).

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy

Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application