

## UPDATE SHEET

### MINERALS/WASTE EL/2019/2722

**DISTRICT(S)** ELMBRIDGE BOROUGH COUNCIL

**Land at Silvermere Haven Pet Cemetery and Crematorium, Byfleet Road, Cobham, Surrey KT11 1DZ**

**Demolition of all existing buildings and structures on the site and the construction of a new crematorium building incorporating within it a reception area, chapel of rest and cremation hall with ancillary office accommodation, together with storage areas including secure storage for the existing waste transfer use, landscaping and associated works**

### The Proposal

Page 13 Paragraph 18

After the sentence commencing '*The proposed new building would be a maximum of 9.7m high...*' add the following sentence –

The proposed flue/stack height has been calculated using *worse case scenario* predictions and the applicant states that *the height of the flue/stacks will not need to be more than 15m.*

### Consultees (Statutory and Non-Statutory)

To add –

Guildford Borough Council (Adjoining Authority): No views received

### Summary of publicity undertaken, and key issues raised by public

One additional letter of objection received citing no specific grounds but supporting other objectors

## PLANNING CONSIDERATIONS

### Introduction

Page 20 Paragraph 48

Before last sentence commencing '*Given...*' add the following sentence -

*At a Full Council Meeting on 22<sup>nd</sup> March 2022, Members agreed the Draft Local Plan for a 'Regulation 19 Representation Period' which provides a statutory 6 week period to allow residents, businesses and other interested parties to comment. This period commenced post elections in early May 2022 so is continuing at the present time. Following the Regulation 19 representation period, officers will review and collate responses which would be reported to the Local Plan Working Group, Cabinet and Council in the autumn, including any proposed minor modifications, for Council agreement to then submit the draft Local Plan to the Planning Inspectorate.*

## RECOMMENDATION

## Amendments to conditions/reasons

The following amendments to the existing conditions are for clarification and to make them more precise (referring to drawing numbers etc).

Delete current **Condition 14** and replace with new wording as follows:

*Drainage involving infiltration of surface water to the ground shall not be undertaken unless details of the drainage system, including an assessment of the risks to controlled waters, have been submitted to and approved in writing by the County Planning Authority. Thereafter, the approved details shall be implemented, and the development carried out in accordance with the approved details.*

Delete **Condition 16** and replace with new wording as follows:

*All external lighting within the site shall be switched off between midnight and 6am.*

Delete **Condition 21** and replace with new wording as follows:

*Two of the car parking spaces shown on Drawing C181 0111 PO4 Proposed Site Plan dated 11 August 2020 shall be provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply)*

Delete **Condition 25** and replace with new wording as follows:

*Within three months of the commencement of the use of the building hereby permitted all of the existing buildings on the site shall be removed and the land landscaped in accordance with the details shown on Drawing C181 0111 PO4 Proposed Site Plan dated 11 August 2020 and landscaping scheme approved pursuant to condition 20.*

Delete **Condition 26** and replace with new wording as follows:

No operation or activities authorised by this permission are to be carried out except between the following times:

- i) Visitor Chapel Access: to take place only between 0800 hours and 1800 hours Mondays to Fridays and 0800 hours to 1400 hours on Saturdays;*
- ii) Crematorium Activities and Waste Transfer: only to be operational 08.00 to 18.00 hours Monday to Friday, 08.00 to 13.00 hours on Saturdays with no work undertaken at any time on Sundays, Bank Holidays or other public holidays.*
- iii) Memorial Gardens: to be open to visitors during daylight hours on any day throughout the year.*

**Add additional sentence to Reason 26** 'and to accord with the original planning permission for the waste transfer use on the site reference EL94/1165 dated 29 November 1994'.

## Additional conditions/reasons

Add **additional conditions/reasons 27** and 28 as follows:

*27 No loading of waste on and off vehicles shall be carried out except on the enclosed service yard adjacent to the building hereby permitted.*

**Reason:** *In the interests of the visual amenity of the area and residential amenity of nearby receptors in accordance with Policy 14 of the Surrey Waste Local Plan 2019-2033 and policies DM2, DM5, DM6 and DM8 of the Elmbridge Development Management Plan 2015 and to*

*accord with the original planning permission for the waste transfer use on the site reference EL94/1165 dated 29 November 1994.*

*28 No waste other than clinical waste collected from veterinary practices, wildlife and animal sanctuaries and animal carcasses shall be brought to these premises, nor shall it be stored except within the building hereby permitted.*

**Reason:** *In the interests of the visual amenity of the area and residential amenity of nearby receptors in accordance with Policy 14 of the Surrey Waste Local Plan 2019-2033 and policies DM2, DM5, DM6 and DM8 of the Elmbridge Development Management Plan 2015 and to accord with the original planning permission for the waste transfer use on the site reference EL94/1165 dated 29 November 1994.*

**Informatives**

Delete **Informative 10** and replace with the following:

*Given that the proposed new building is to be built on hardstanding, approximately 60m away from the existing buildings B1 and B2, commencement of development on that part of the site will not affect any potential roosts in these buildings. Therefore, construction of the new building can commence before the bat emergence surveys for buildings B1 and B2 have been conducted. However, no demolition works should occur on buildings B1 or B2 before the emergence surveys have been conducted in accordance with condition 23 above.*

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