

HALSTEAD PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 16 DECEMBER 2013 IN THE PAVILION, STATION ROAD, HALSTEAD AT 18.00

PRESENT: Cllr. Terry Brooker – Chairman of the Planning Committee
Cllr. Jeff Baldwin
Cllr. Sheila Bent
Cllr. Chris Ford
Cllr. Karen Grosvenor

IN ATTENDANCE: Clerk, 4 parishioners, Mr Haskins, bhd architects LLP for the applicant

The meeting convened at 18.10
Mr Haskins gave a presentation before the start of the meeting.

1 APOLOGIES.

All members were present and signed the attendance register.

2 DECLARATIONS OF INTEREST

Nil

3 PLANNING APPLICATIONS FOR CONSIDERATION.

SE/13/03353/FUL WATERCROFTS WOOD, LONDON ROAD

Proposed chapel/crematorium, relocation of ancillary car park and erection of woodman's shed

Points noted and discussed: GBelt; consent was never granted for a crematorium; foot-print larger than that previously granted; Need has not been identified; full information has not been supplied with the application, e.g. catchment area for crematorium; removal of trees with TPOs; concern about destruction of the ancient woodland; proximity of properties in Watercroft Road to proposed crematorium (1902); traffic problems; pollution, concern that LDCX not granted; footings not recent.

During the discussions the Chairman Cllr. Brooker referred to the planning committee meeting held on 10 December and apologised to members for giving misleading information relating to Kennel Park Cemetery. There was not a crematorium on the cemetery site as he believed from reading the literature, but there was a service provided for cremation.

3.1 After intense discussion the Chairman proposed that the application be opposed; carried unanimously. The following response was **RESOLVED**

SE/13/03353/FUL

**WATERCROFTS WOOD, OLD LONDON ROAD,
HALSTEAD**

Proposed chapel/crematorium, relocation of the ancillary car park and erection of woodman's shed.

The Parish Council **STRONGLY OBJECTS** to this planning application.

1. The proposed development is within the Green Belt where strict policies of restraint exist.
2. The proposal would be inappropriate development and harmful to the maintenance of the character of the Green Belt. Policies EN1 and GB1 relate.
3. Policy L08 of the Core Strategy states: *'that the extent of the Green Belt should be maintained. The countryside should be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible'*.
4. At the Appeal Hearing held in 1995 the Inspector granted permission for the chapel, woodman's shed and car park. Consent was refused for the crematorium. *The Inspector stated that there was no need demonstrated for a crematorium and no*

5. *reason whatsoever for such a building to impinge on the Green Belt.* The Parish Council believes that these circumstances have not changed.
6. Council has many concerns about the increase in traffic on the A224. The road is extremely busy due to the close proximity of the M25, the exit from this motor-way is literally just over the road from the proposed entrance to the crematorium. Its closeness to the M25 will encourage people to travel into the village. The road that the wood is located in is heavily used by commuters and there are double yellow lines and parking bays all along the road due to the close proximity of the railway station.
This would mean a large car park would have to be provided for people using the crematorium which would cause further encroachment in the Green Belt.
7. The increase in traffic on this busy road would in-turn increase the pollution levels. As would the emissions from the chimney of the crematorium.
8. The footprint of the proposed development far exceeds that granted originally for the chapel, car park and woodman's shed. If there is an extension of facilities on the site the development will definitely take up a far larger area.
Members of the Parish Council have visited the site on numerous occasions usually in relation to planning applications. There are photographs provided of foundations. These are not newly created but were in place in 2010. The Parish Council believes that no work has been carried out on the land since that time and that not enough work was done at the time of the last application for LDCX to prove that development was in progress.
9. The Parish Council believes there should not be any encroachment into the ancient woodland. In the past a record was made of the flora and fauna in the wood and Council believes that the applicant should have carried out an ecological report to accompany this planning application.
10. There are many trees with TPOs in the wood and on the land, many of those would be removed if this planning application was granted.
11. The properties in Watercroft Road are possibly within 200 yards which is the distance imposed by the Abatement Act 1902 where occupiers consent is required for a crematorium. As far as Council is aware there has not been any approach made to the residents of these properties by the applicant.
12. Council believes that the company that now owns the land was only formed in July/August 2013 and has not as yet registered the land with the land registry.

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INFORMATION

Application granted:

SE/13/02968/HOUSE Village House, Church Road, TN14 7HF

Erection of orangery with roof lantern on the west end of the building

SE/13/03514/WTPO SCHOOL MASTER'S LODGE, HALSTEAD PLACE, CHURCH ROAD

Work on trees

The meeting closed at 19.35