

PLANNING APPLICATION NUMBER:P09/0304

Type of approval sought	Full Planning Permission
Ward	Gornal
Applicant	Director of Urban Environment, Dudley MBC
Location:	GORNAL CREMATORIUM, CHASE ROAD, LOWER GORNAL, DUDLEY, DY3 2RL
Proposal	NEW REMEMBRANCE WALL
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site is Gornal Crematorium. It has a centrally placed building (the crematorium and chapel) which is surrounded by a large cemetery and grounds. The site slopes steeply downwards from north to south and contains both individual trees and pockets of small woodland copses. The bulk of the remaining area is grassed.
2. There are two areas within the site which are defined as Sites of Local Importance for Nature Conservation (Policy NC5 of the adopted Dudley Unitary Development Plan). The remembrance wall would not be built in an area covered by such designation.

PROPOSAL

3. The application is for the construction of a new remembrance wall to the side of the crematorium. It would be constructed close to an existing remembrance wall and would replace an existing section of beech hedge which forms part of the boundary to the existing garden of remembrance. It would consist of a section of four remembrance panels fixed between brick pillars with a central ornate metal sculpture/artwork (the details of which are yet to be finalised). It would have a maximum length of 14.4m and would have a maximum height of 2.25m

HISTORY

4. Relevant history

APPLICATION No.	PROPOSAL	DECISION	DATE
SD/56/1307	Erection of crematorium, laying of access road, drainage works and site works	Approve	10/07/57
95/51101	Use of open space and grazing land for burials as extension to cemetery and laying of new access road	Approved	16/11/95

PUBLIC CONSULTATION

5. The occupants of adjacent dwellings have been sent a letter informing them of the application. As this is a major planning application, a Site Notice was put up at the main entrance to the site off Coopers Bank Road on 25th March 2009 and the application was also advertised in the Express and Star newspaper on 21st March 2009. At the time of writing the report no objections had been received. If any arrive before the Development Control Committee meets they will be reported in the form of pre-committee notes.

OTHER CONSULTATION

6. None.

RELEVANT PLANNING POLICY

7. Adopted Dudley Unitary Development Plan

Policy DD1 – Urban Design

Policy DD4 – Development in Residential Areas

Policy DD7 – Planning Obligations

Policy DD9 – Public Art

Policy CS3 - Community Facilities

Policy NC5 - Sites of Local Importance for Nature Conservation

Policy NC10 – The Urban Forest

Supplementary Planning Documents

8. Planning Obligations (adopted March 2009)

ASSESSMENT

Key Issues

- Principle
- Design and appearance
- Impact upon trees
- Planning Obligations

Principle

9. This is an established crematorium where it is reasonable to expect such a wall to be placed. As such, in principle the installation of a remembrance wall is acceptable.

Design and appearance

10. The remembrance wall would replace a section of beech hedge which forms part of the western boundary enclosing a remembrance garden to the side of the crematorium. There already exists a remembrance wall which forms the northern boundary of the remembrance garden. The design, scale and appearance would be similar to the existing wall and would therefore be visually acceptable being in accordance with Policies DD1 and DD4 of the adopted Dudley Unitary Development Plan.

Impact upon trees

11. If constructed, the wall would be within the root protection area of an adjacent mature tree. However, it is considered that due to the relatively small scale of the development it is expected that it would not be adversely affected. As such the application accords with Policy NC10 of the adopted Dudley Unitary Development Plan.

Planning Obligations

12. The proposed development has a requirement within the adopted Supplementary Planning Document "Planning Obligations" to provide contributions with respect to public art. The application includes the provision of on-site public art in the form of an ornate metal sculpture/artwork to be placed in the central part of the remembrance wall. Although the precise details are yet to be finalised it is considered that this would satisfy Policy DD7 of the adopted Dudley Unitary Development Plan and adopted Supplementary Planning Document "Planning Obligations"

CONCLUSION

13. This is the site of Gornal Crematorium where the provision of a remembrance wall would be acceptable, in principle. The design, scale and appearance of the wall would be similar to an existing remembrance wall which already forms part of the

boundary to the remembrance garden. Although there is one large tree close to the development, it is considered that the scale of the development would not adversely affect its health. Within the wall there would be an ornate metal sculpture/artwork which would contribute to on-site public art. As such the application would accord with Policies DD1, DD4, DD7, DD9 and NC10 of the adopted Dudley Unitary Development Plan and adopted Supplementary Planning Document "Planning Obligations"

RECOMMENDATION

14. It is recommended that the application is approved subject to the following conditions:

Reason for Approval

This is the site of Gornal Crematorium where the provision of a remembrance wall would be acceptable, in principle. The design, scale and appearance of the wall would be similar to an existing remembrance wall which already forms part of the boundary to the remembrance garden. Although there is one large tree close to the development, it is considered that the scale of the development would not adversely affect its health. Within the wall there would be an ornate metal sculpture/artwork which would contribute to on-site public art. As such the application would accord with Policies DD1, DD4, DD7, DD9 and NC10 of the adopted Dudley Unitary Development Plan and adopted Supplementary Planning Document "Planning Obligations"

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

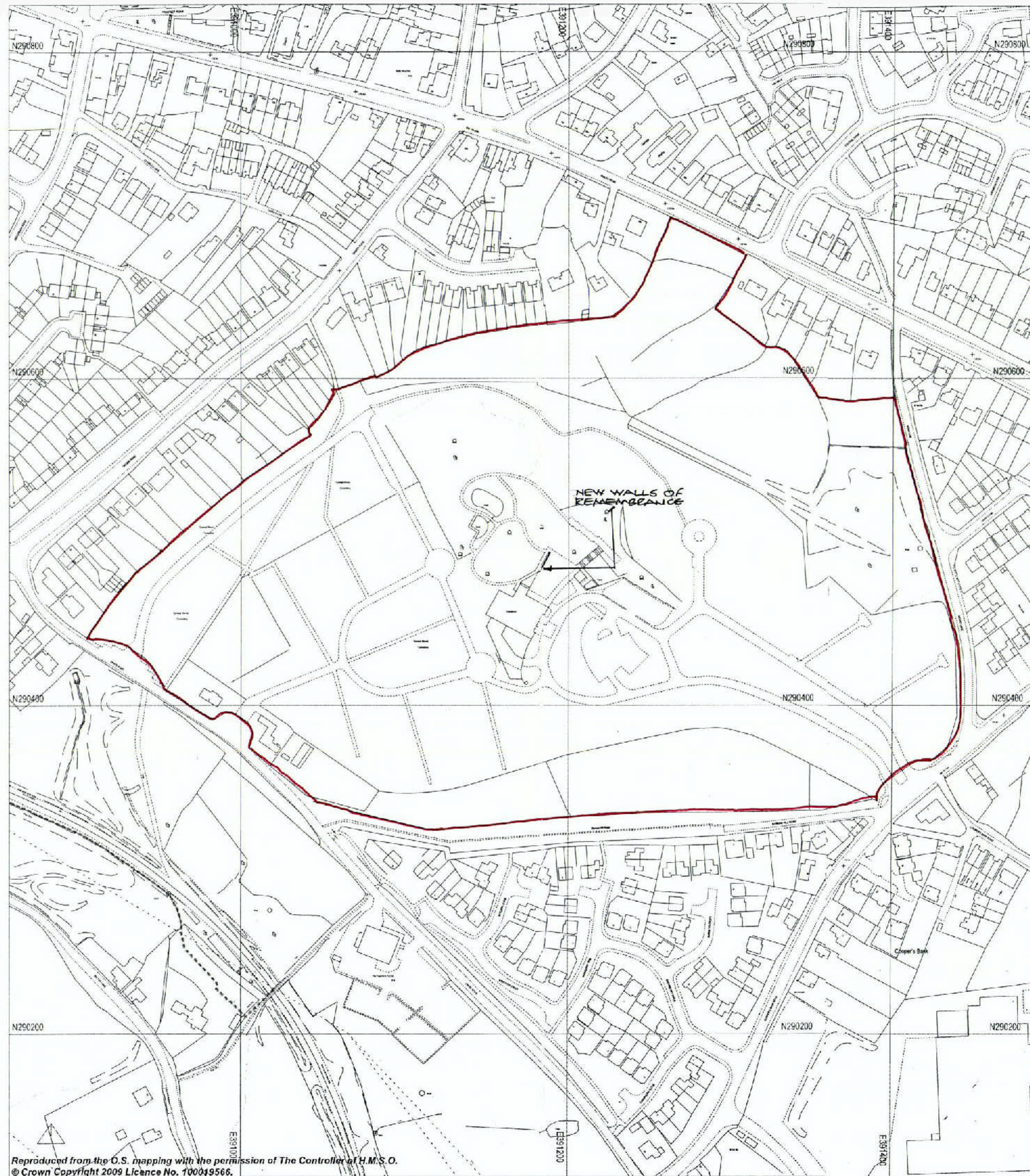
Note for Applicant

The development hereby permitted shall be built in accordance with the approved plans, numbered AMPD 278/01, AMPD 278/02, AMPD 278/03, AMPD 278/04 and AMPD 278/05 unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Prior to the commencement of development the details of the metal sculpture/artwork to be placed within the centre of the remembrance wall shall be submitted to and approved in writing by the Local Planning Authority.
3. The materials to be used in the approved development shall match in appearance, colour and texture the existing remembrance wall.

Location Plan
 P09/0304



RECEIVED
 16 MAR 2009

REV	DATE	DESCRIPTION	BY
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Dudley Property Consultancy
 3, St James's Road, Dudley, West Midlands DY1 1HZ

Directorate of Law and Property
 Dudley Metropolitan Borough

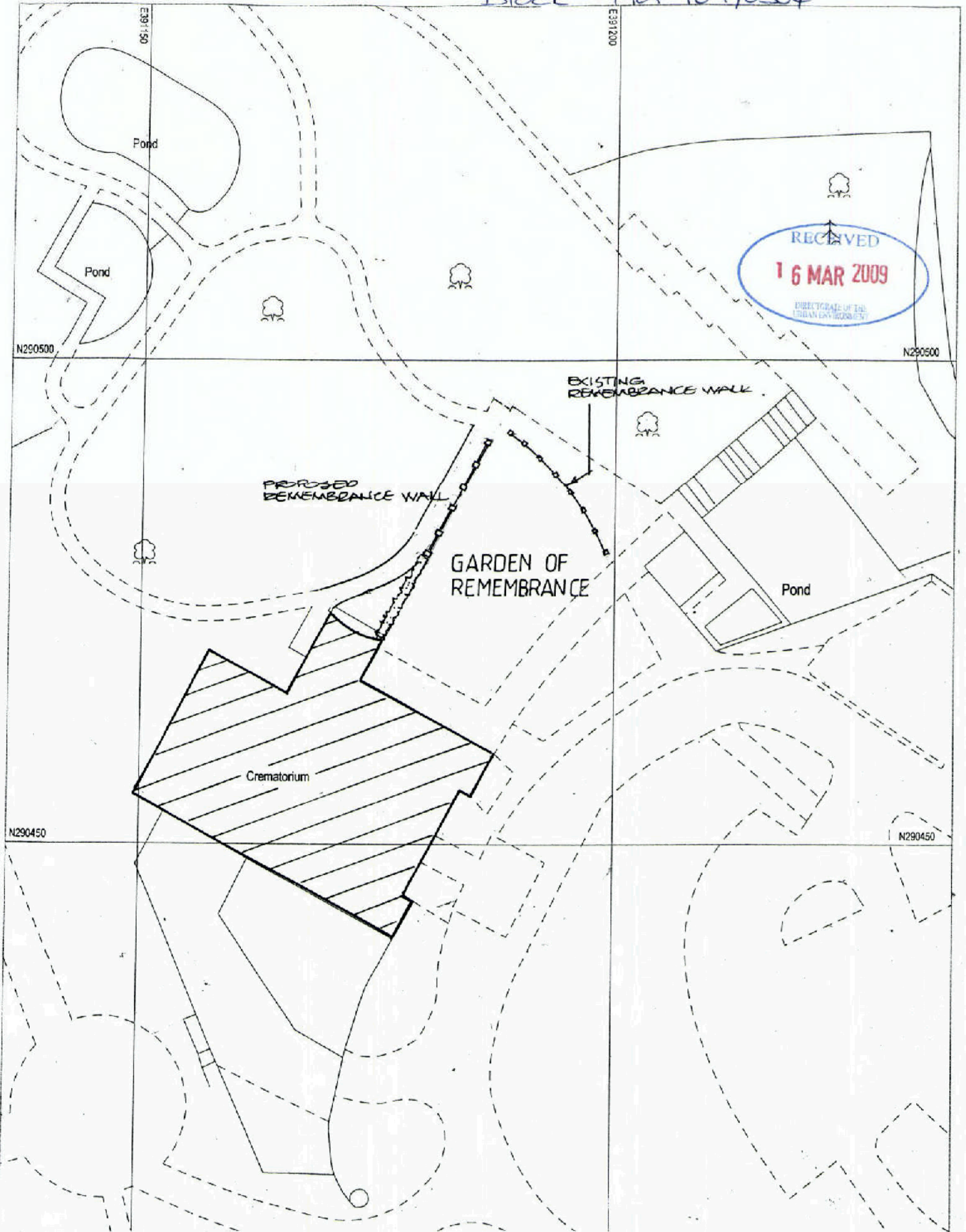
Director of Law and Property
 J. Polychronakis, LL.B Solicitor
 Head of Dudley Property Consultancy
 B. Gordon, B.Comm., Dip.M., M.B.A.

PROJECT
**GORNAL CREMATORIUM
 NEW WALLS OF REMEMBRANCE**

DRAWING
LOCATION PLAN

Scale 1:12500	Date MAR 09	Drawn CSW
Job Number AMPD 278	Drawing Number 01	Revision Plot Sheet size A2

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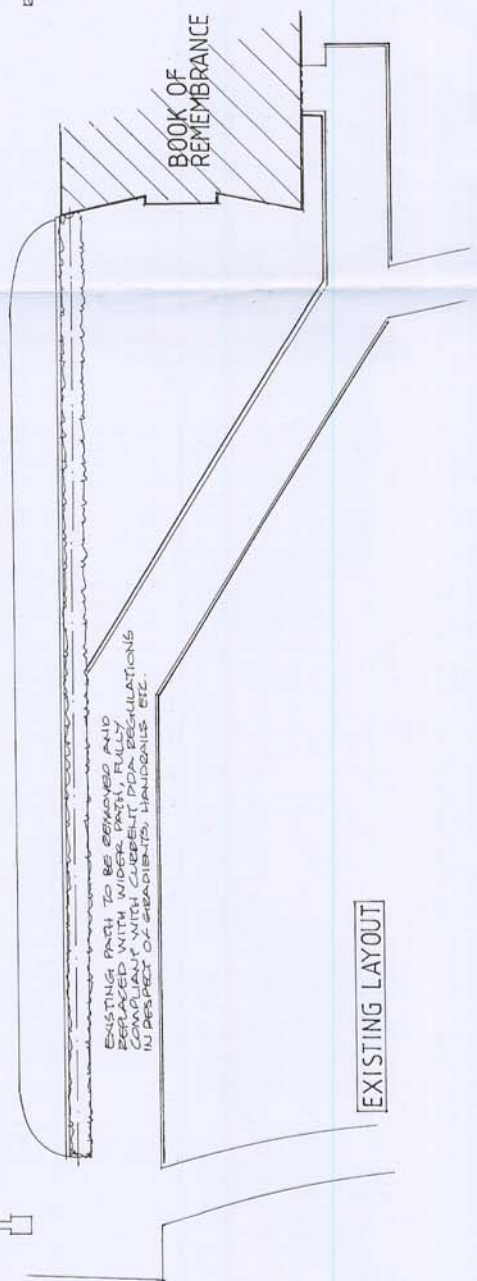


**GORNAL CREMATORIUM
PROPOSED NEW REMEMBRANCE WALL**

BLOCK PLAN

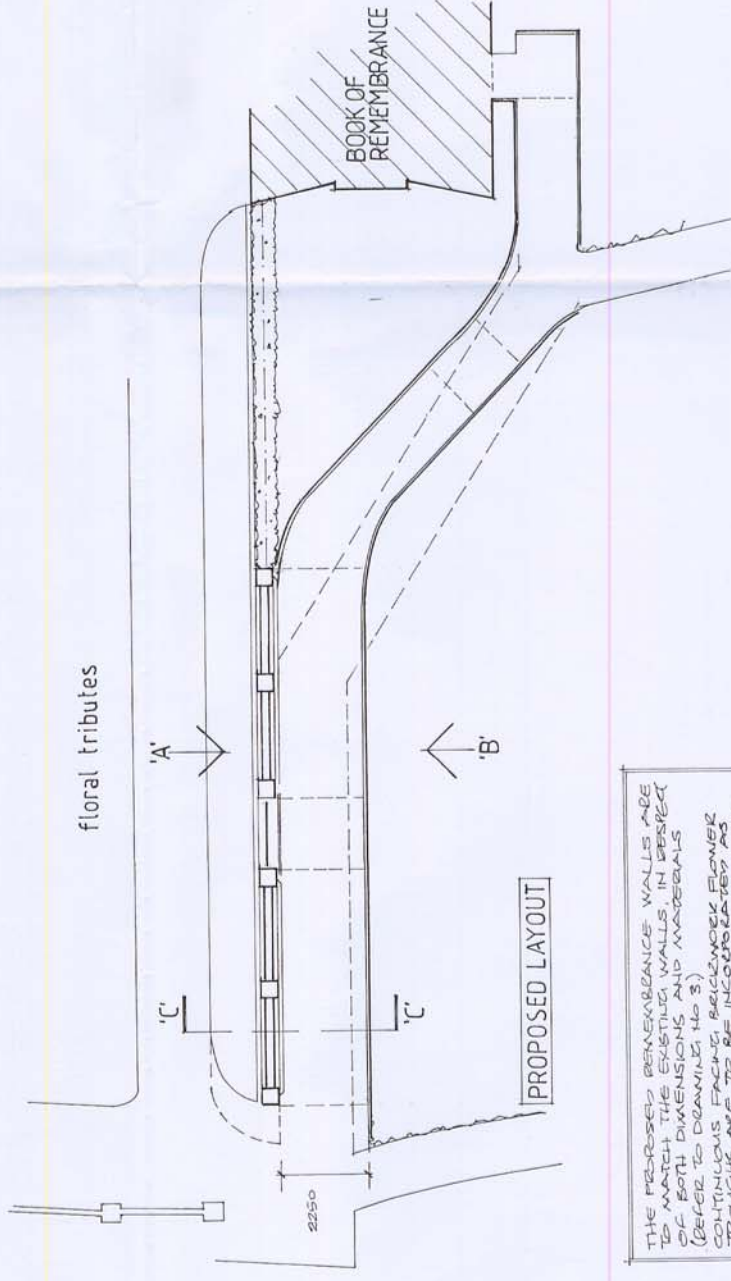
Stations 700/0304

floral tributes



EXISTING LAYOUT

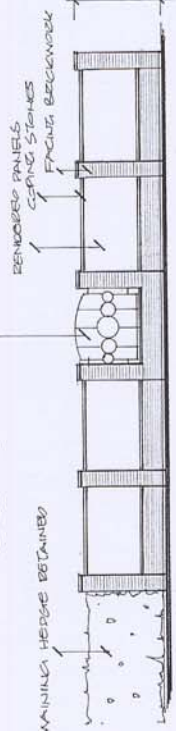
floral tributes



PROPOSED LAYOUT

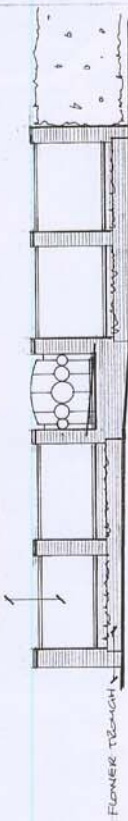
THE PROPOSED REMEMBRANCE WALLS ARE TO MATCH THE EXISTING WALLS IN RESPECT OF BOTH DIMENSIONS AND MATERIALS (REFER TO DRAWING NO 3). CONTINUOUS FACING BEHIND THE WALLS ARE TO BE INCORPORATING AN ALTERNATIVE TO THE EXISTING TECHNIQUE AT THE FOOT OF THE EXISTING WALLS.

ORNATE METAL SCULPTURE/ARTWORK DETAILS TO BE FINISHED



ELEVATION 'A'

RENDERED PANELS TO BECOME HANDRAILS



ELEVATION 'B'

SECTION C-C



REV	DATE	DESCRIPTION	BY
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 3, St. James's Road, Dudley, West Midlands DY1 1EZ
 Directorate of Law and Property
 Dudley Metropolitan Borough
 Director of Law and Property
 J. Polychronakis, LL.B Solicitor
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PROJECT		JOB NUMBER		JOB SHEET SIZE	
GORNAL CREMATORIUM NEW REMEMBRANCE WALL DRAWING		AMPD 278		A2	
Scale	Date	Drawn	Revision		
1:100	mar 09	CSW	4		