

PLANNING APPLICATION NUMBER:P10/0504

Type of approval sought	Full Planning Permission
Ward	NORTON
Applicant	Dudley MBC, Directorate of the Urban Environment
Location:	STOURBRIDGE CREMATORIUM, SOUTH ROAD, NORTON, STOURBRIDGE, DY8 3RQ
Proposal	PROPOSED NEW PUBLIC EXIT RAMP WITH HANDRAIL FROM CHAPEL TO FLORAL TRIBUTES AREA.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The crematorium and cemetery site measures 68843m² and is located within a residential area in Norton. The site is accessed from two points on South Road which is the highway located directly to the north of the site. The crematorium building is located fairly centrally within the site and is surrounded by an expanse of open grounds with pavements and access roads to improve movement and an existing area of car parking within the grounds. There are low level walls, mature landscaping and tree planting to mark the boundaries of the site.
2. The site is located within a predominantly residential area and is abutted by residential properties to the north, west and south with allotment gardens directly to the east.

PROPOSAL

3. This application seeks approval of a replacement to the existing exit pedestrian ramp with hand-rail which allows access from the Chapel to a floral tributes area to the west of the building. The ramp would be located on the south-western side of the existing crematorium building.

4. The ramp would be 'U' shaped in plan view and the area of the proposed ramp would measure 4.8m in length and 6.4m in total width to enable enough space to comply with the requirements of the Disability Discrimination Act (DDA). The path itself would measure 1.8m in width and would fall at a gradient of 1:20.5 maximum with warm touch 40mm diameter hand-rails to all open sides. The hand-rails would be located 0.9m above the level of the ramp but would be a maximum of 2.5m above ground level. The rails would be coloured black to contrast the with sandstone material of the ramp.

5. A design and access statement has been submitted in support of the application.

HISTORY

6. Numerous planning applications have been submitted relating to the site and are detailed below.

APPLICATION No.	PROPOSAL	DECISION	DATE
LA/59/48	Alterations and extension to convert chapels in a crematorium	Approved	08.05.1959
LA/68/93	Tool store and mess room	Approved	09.12.1968
LA/69/3	Mess room and tool store	Approved with conditions	26.01.1970
87/52076	Application for deemed consent under regulation 4 for conversion of house into flat and offices	Approved	07.01.1988
94/50101	Erection of 1 metre high metal fence on top of existing wall (regulation 3)	Approved with conditions	24.02.1994
99/51778	Ground floor extension to provide reception lobby	Approved with conditions	18.01.2000
P01/1003	Change of use of first floor residential flat into office space for bereavement services	Approved with conditions	06.07.2001
P01/1480	Widen existing footpath to accommodate new drive and over flow car park. Erection of flower room building	Approved with conditions	29.10.2001
P06/0461	New disabled access ramp to replace existing	20.04.2006	20.04.2006
P07/0892	Removal of existing wall and gates. Erection of new flank walls, gates and pillars	Withdrawn	22.06.2007
P07/1380	Removal of existing wall and gates. Erection of new flank walls gates and pillars (re-submission of	Approved with conditions	22.06.2007

	withdrawn application P07/0892)		
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PUBLIC CONSULTATION

7. Direct notification was carried out to seventy surrounding properties and no representations objecting to the scheme have been received. The latest date for receipt of comments was 11th May 2010.
8. A site notice has been displayed and the latest receipt for any of these comments would be the 14th May 2010.

OTHER CONSULTATION

9. Building Control (Access): no adverse comments. The ramp would comply with the appropriate design standards and includes additional beneficial improvements to the existing arrangement.

Historic Environment: no adverse comments.

RELEVANT PLANNING POLICY

- Adopted Unitary Development Plan (2005)
 - DD1 – Urban Design
 - DD4 – Development in Residential Areas
 - AM15 - Personal Mobility

ASSESSMENT

10. Key Issues
 - Principle
 - Design
 - Amenity
 - Access

Principle

11. The ramp and hand-rail would be very modest in scale and size and would replace the existing ramp with hand-rail. The provision of the ramp is considered to be acceptable and would enable the building to become DDA compliant, therefore improving the facilities at the crematorium.

Design

12. Policy DD4 of the Adopted UDP states that non residential development will be allowed where there would be no adverse effect on the character or appearance of the area or upon residential amenity. The scale and the size of the replacement ramp would be modest in comparison to the site area and would not be visible from the street due to the separation distance. The proposed design of the ramp and hand-rails would be appropriate and in-keeping with the host building through the use of sandstone materials. The additions would be of a sympathetic style to the host historic building and would be incorporated easily, not representing a significant difference from the existing ramp with railings. The proposal would be an inconspicuous addition to the crematorium and would aid the movement of visiting persons without harming visual amenity. The proposal therefore complies with Policy DD1 – Urban Design and DD4 – Development in Residential Areas of the adopted UDP (2005).

Amenity

13. The nearby properties would all be over 100m away from the proposed development. As such, this modest addition would not result in any negative impact on the residential amenity of the occupiers of neighbouring properties, in compliance with Policy DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005).

Access

14. The proposal would help provide access for those with disabilities without impinging upon the pavement, existing access, parking provision or highway safety. The ramp

would improve access for those with disabilities and the proposal would therefore comply with Policy AM15 – Personal Mobility. The proposal is also considered compliant with Policies DD4 – Development in Residential Areas - of the adopted Dudley Unitary Development Plan (2005).

CONCLUSION

15. It is considered that the proposed access ramp and hand-rails would not detract from the character or appearance of the host building or area due to its screened location. The in-keeping design, modest size and sufficient separation distances from residential properties would mean that there would be no demonstrable harm to the residential amenity of the occupiers of neighbouring properties as a result of the development. The proposal would improve accessibility on site and therefore complies with the following Council policies and guidance; Policy DD1 (Urban Design), DD4 (Development in Residential Areas) and AM15 (Personal Mobility) of the Adopted Dudley UDP (2005).

RECOMMENDATION

16. It is recommended that the application is approved subject to no material Planning objections being received which have not been considered in the body of the report by 15 May 2010. Approval be Delegated to the Director of DUE, and the following conditions:

Reason for the Grant of Planning Permission

It is considered that the proposed access ramp with hand-rail would be acceptable in principle and would not detract from the character or appearance of the area as it would not be visible from the street scene and would be of an in-keeping design. The additions would cause no demonstrable harm to the residential amenity of the occupiers of neighbouring properties and would improve accessibility and personal

mobility on site. The proposal therefore complies with the following Council policies and guidance; Policy DD1 (Urban Design), DD4 (Development in Residential Areas) and AM15 (Personal Mobility) of the Adopted Dudley UDP (2005).

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan and to all relevant material considerations including Supplementary Planning Guidance.

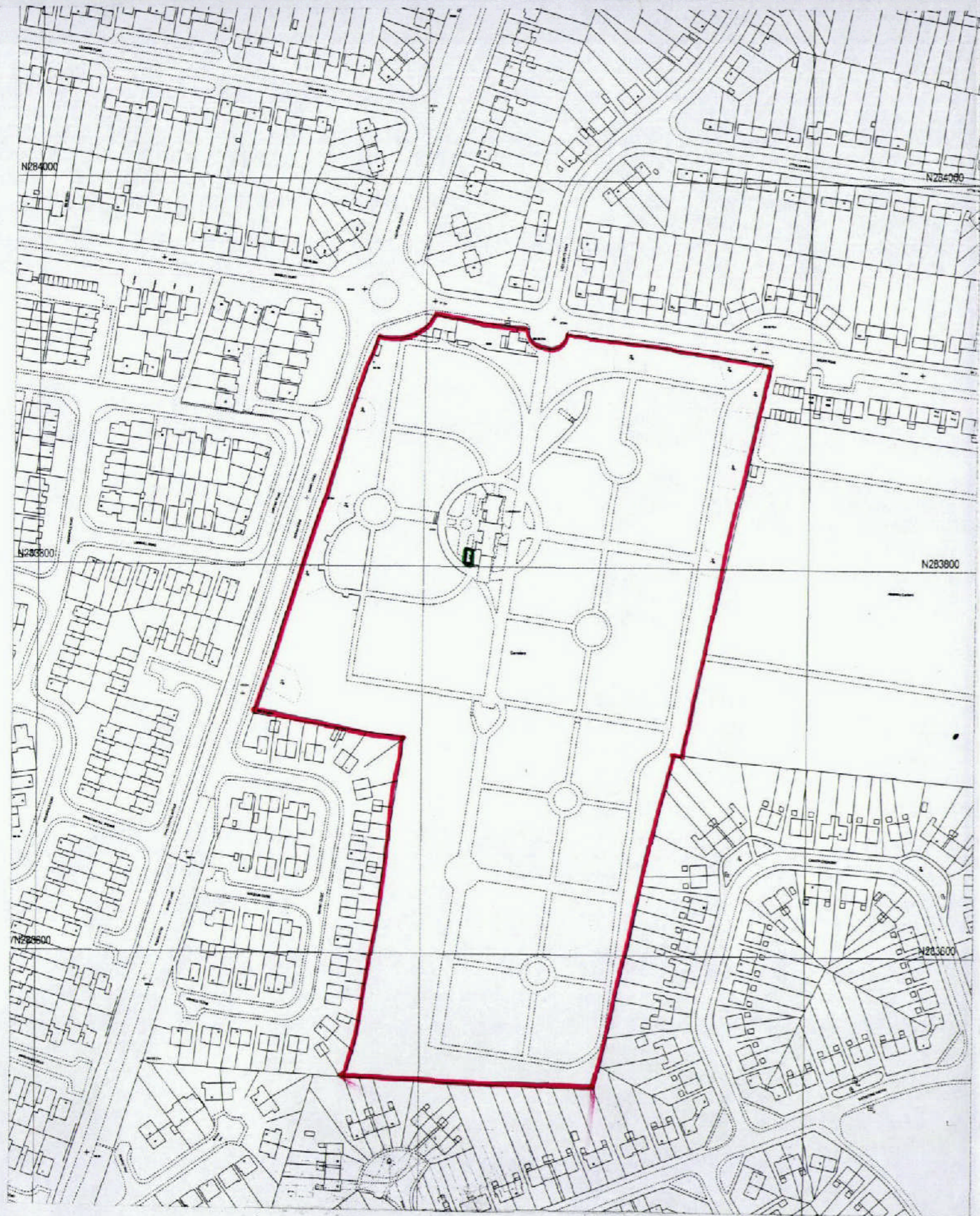
The above is intended as a summary of reasons for the grant of planning permission for further detail please see the application report.

Note for Applicant

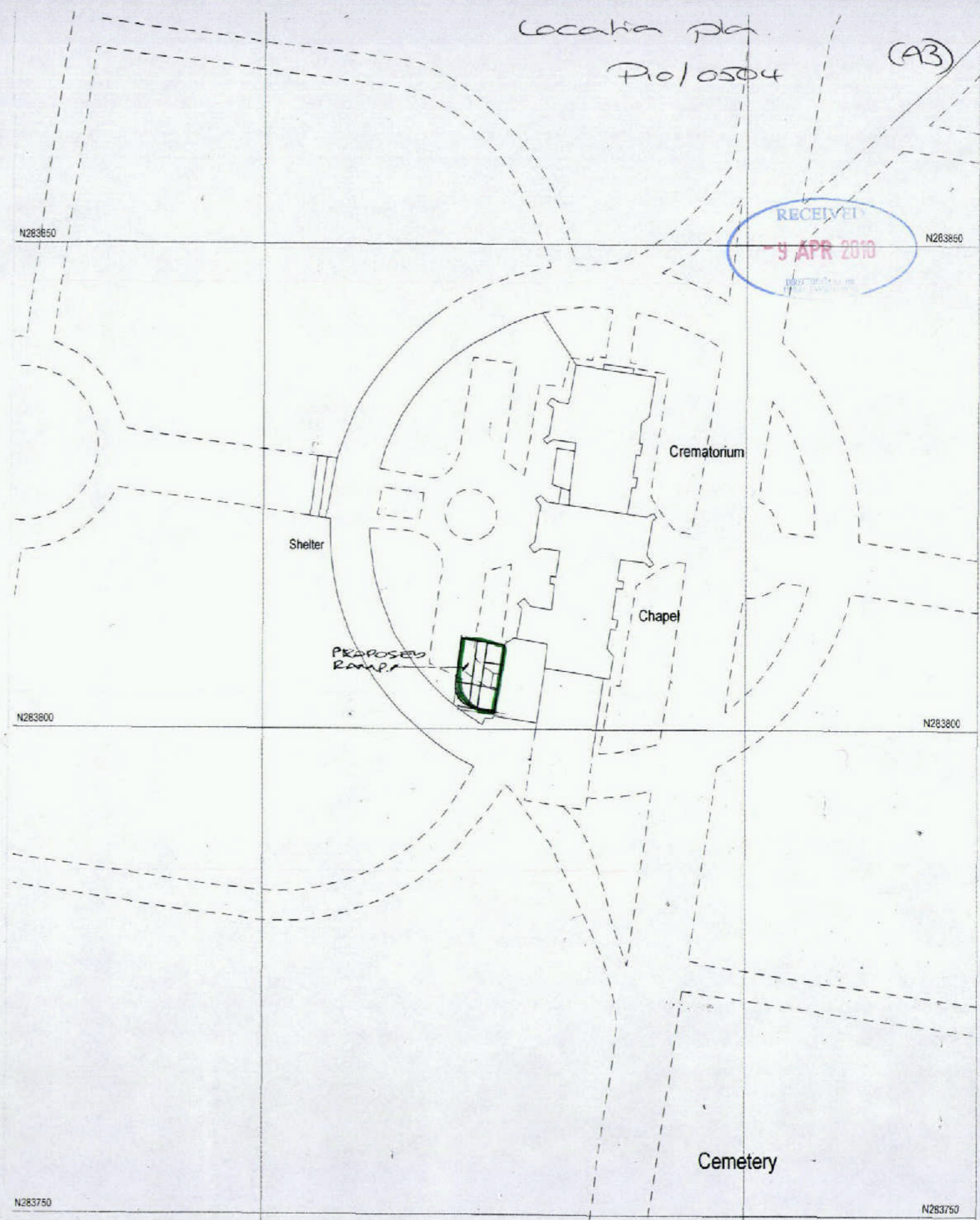
The development hereby approved shall be built in accordance with the approved plans received on 9th April 2010 and referenced Job No. 'AMPG554' and Drawing No. '05' unless otherwise agreed in writing by the Local Planning Authority.

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. No materials other than those indicated on the approved plans shall be used without the approval in writing of the local planning authority.



LOCATION PLAN
1:1250

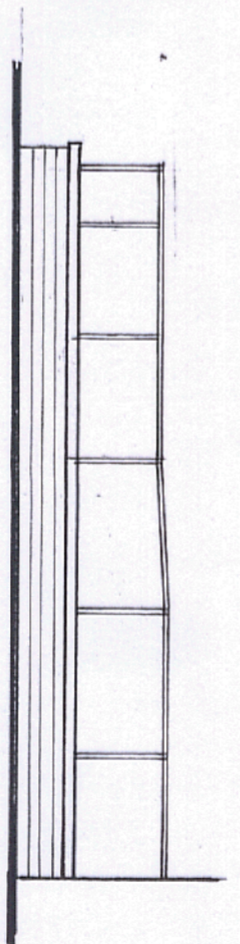
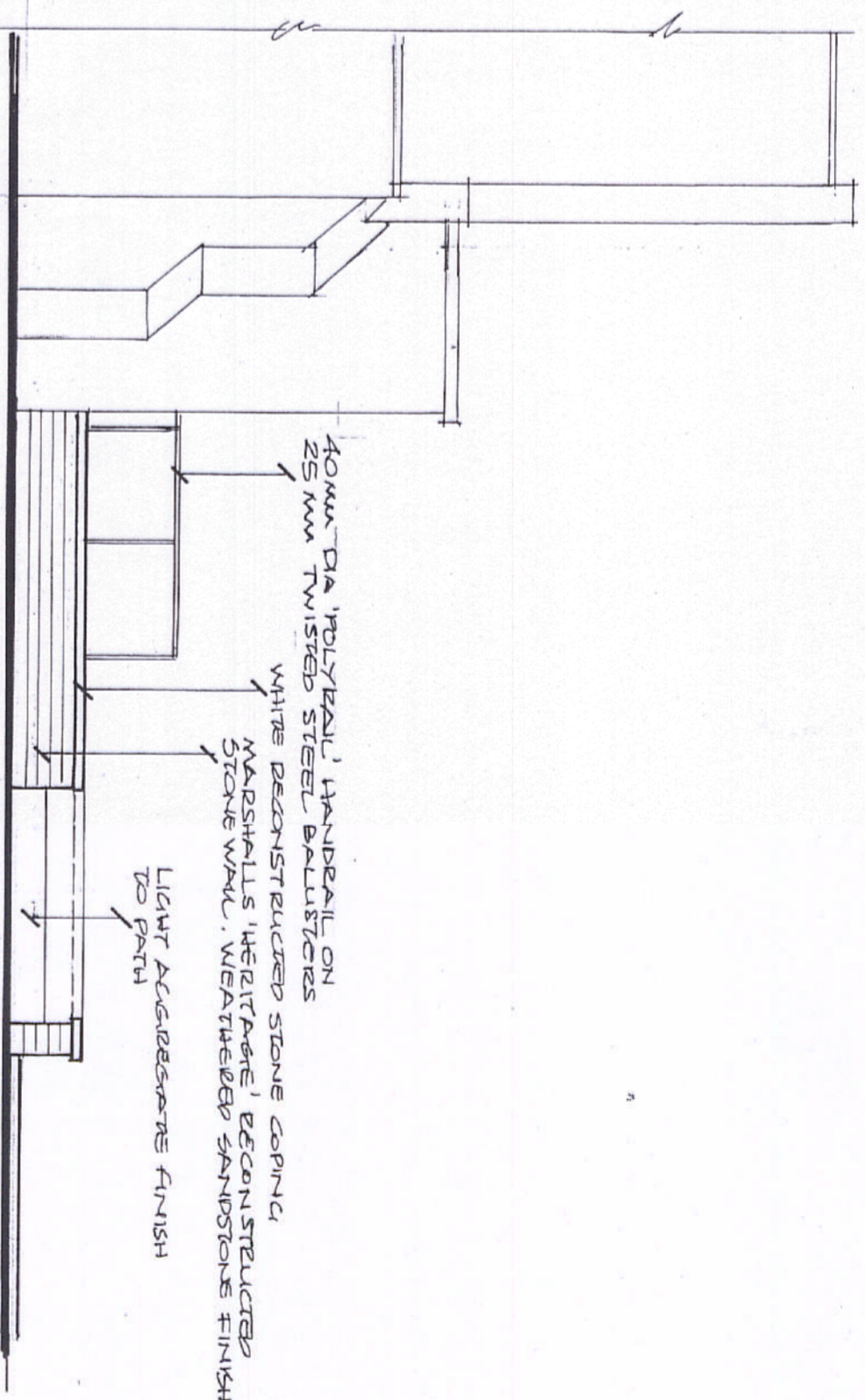
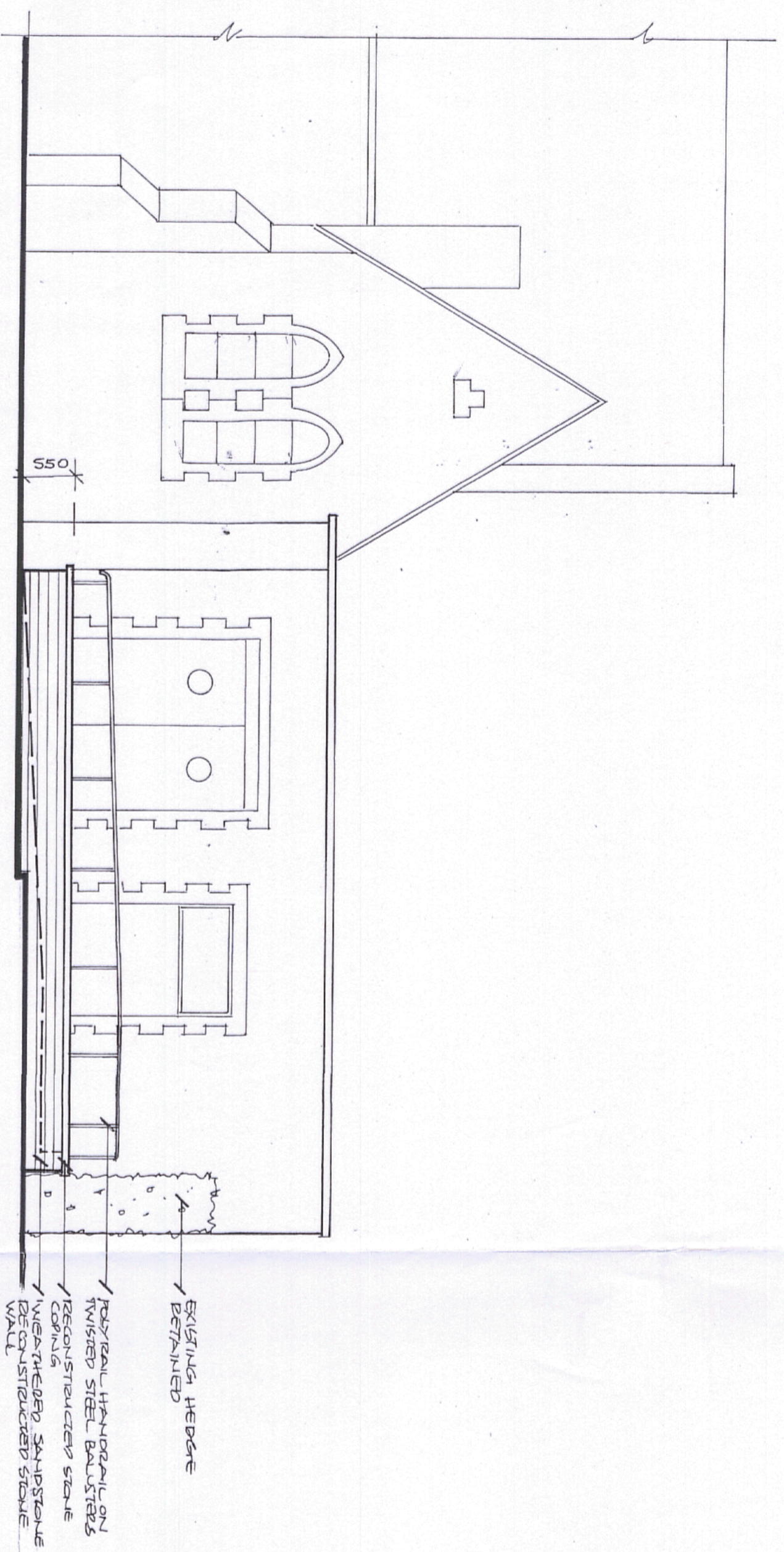


STOURBRIDGE CREMATORIUM
PROPOSED NEW RAMP FROM THE
CHAPEL

BLOCK PLAN
1:500

Drawing no. AMPG554/01

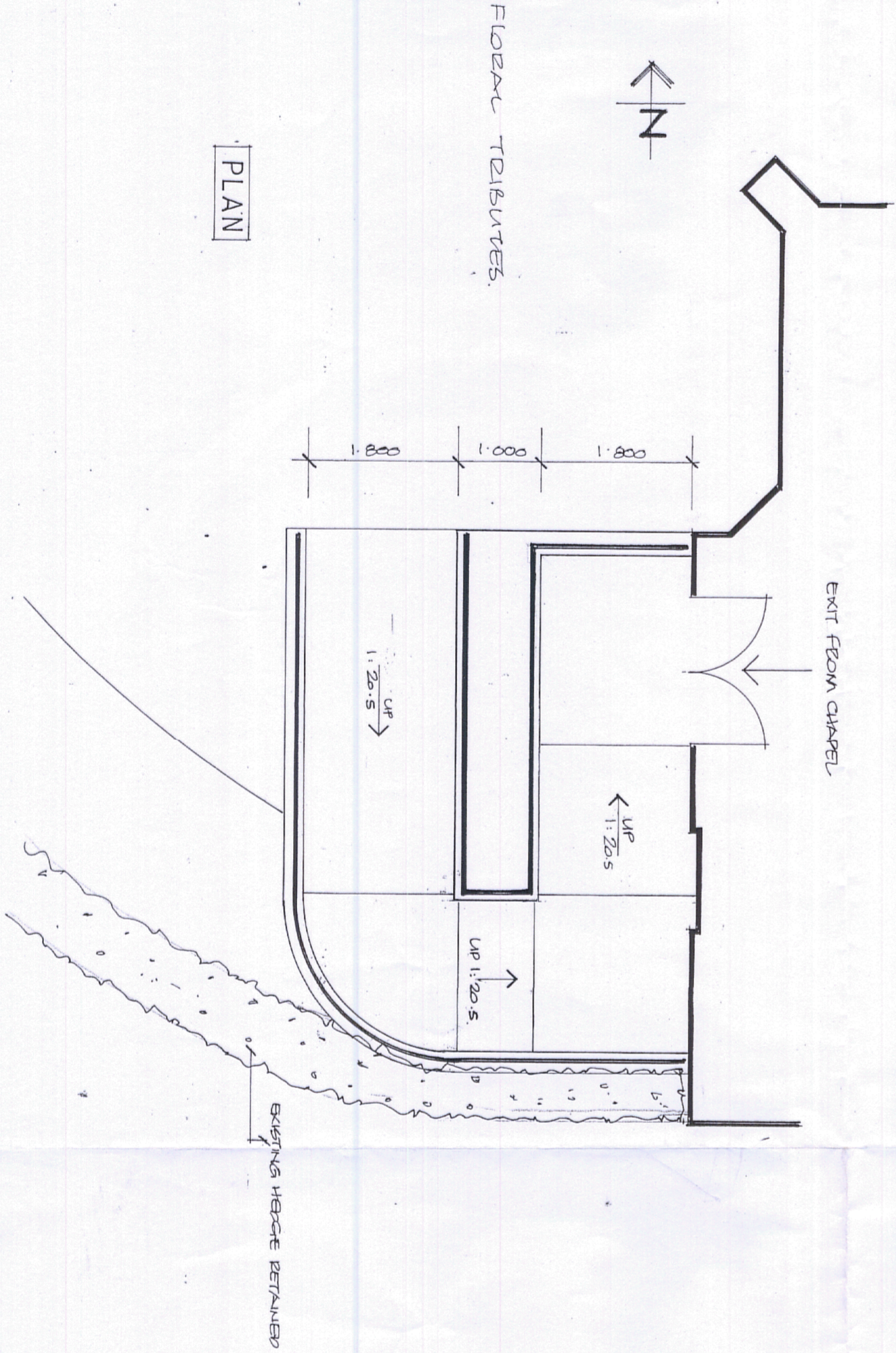
Proposed elevations
 10/0504



WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION



RECEIVED
 19 APR 2010

REV	DATE	DESCRIPTION	BY

Corporate Property
 3, St. James's Road, Dudley, West Midlands DY1 1HZ
 Directorate of Law, Property & Human Resources,
 Dudley Metropolitan Borough Council

Interim Director:
 Phillip Tarr, LL.B.
 Assistant Director:
 B. Gordon, B.Com., M.B.A., M.Sc.

Dudley
 Metropolitan Borough Council

PROJECT
 STOURBRIDGE CREMATORIUM CHAPEL
 NEW EXIT RAMP
 DRAWING
PROPOSED PLAN & ELEVATIONS

Scale	Date	Drawn	
1:50	dpr 2010	CSW	
Job Number	Drawing Number	Revision	Plot Sheet Size
AMPG554	05		