



Approve Planning Permission

TOWN AND COUNTRY PLANNING ACT 1990

To:

Mr Alfred Deuchars
The Coppice
9 Pear Tree Lane
Dunnington
York
YO19 5QG

Application at: Land To The North Of Eastfield Lane (opposite Stockhill Close) Eastfield Lane Dunnington York
For: Change of use from agricultural land to cemetery
By: Dunnington Parish Council
Application Ref No.: 09/01862/FUL
Application Received on: 6 November 2009

CONDITIONS OF APPROVAL:

1 The development shall be begun not later than the expiration of the three years from the date of this permission.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

2 Notwithstanding the details submitted, full details of the layout of the site shall be submitted to and agreed in writing by the Local Planning Authority prior to work commencing. This shall include details of the parking areas and manoeuvring of vehicles within the site, the position of the rows of graves and details of all ground surface materials / finishes throughout the site. This layout should take into account the landscaping details as required by condition 5.

Reason. To ensure the safe and practical parking and manoeuvring of vehicles using the site and in the interests of visual amenity in the Green Belt.

3 Any gates shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site.

Reason: To allow a vehicle entering or leaving the site to stand clear of, and thereby avoid obstructing the public highway, in the interests of road safety.

4 Prior to the development coming into use, the initial 10m of the vehicular access, measured from the back of the public highway, shall be surfaced, sealed and positively drained within the site. Elsewhere within the site all areas used by vehicles shall be surfaced and drained, in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the egress of water and loose material onto the public highway.

5 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscape scheme which shall include the species, density (spacing),

...ck size, and position of trees, shrubs and other plants; seeding mix, sowing rate and mowing regimes; edge planting and management proposals. This scheme shall be implemented within a period of six months of the start of the development. Any trees or plants which within a period of five years from the completion of the landscape scheme die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority agrees alternatives in writing. This also applies to any existing trees that are shown to be retained within the approved landscape scheme. Any works to existing trees that are protected by a tree preservation order (TPO) or are in a conservation area are subject to local authority approval and notification respectively within and beyond this five year period.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the entire site, since the landscape scheme is integral to the amenity of the development.

6 Details of all means of enclosure to the site boundaries shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be provided before the development comes into use.

Reason: In the interests of the visual amenities of the area and to protect the openness of the Green Belt..

7 The scheme shall be implemented in accordance with the plans submitted or those subsequently agreed through the discharge of conditions; specifically:

1. The place of internment shall be at least 10m from any surface water body.
2. The base of all burial pits shall maintain clearance above the level of the natural water table.

Reason. In order to protect ground and surface water quality in the vicinity of the site.


8 Prior to the development coming into use, provision shall be made for the disposal of rubbish / waste within the site, in accordance with a scheme that shall first have been agreed in writing by the Local Planning Authority.

Reason. In the interests of visual amenity and the general tidiness of the site.

9 Development shall not begin until details of surface water drainage works to prevent surface water draining from the site onto Eastfield Lane have been submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site.

Date:31 December 2009



M.Slater
Assistant Director (Planning & Sustainable Development)

FOR RIGHTS OF APPEAL, SEE OVERLEAF
Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the openness Green Belt, highway safety, neighbour amenity, drainage, nature conservation and biodiversity. As such the proposal complies with national planning guidance contained within Planning Policy Guidance Note 2 (Green Belts), Planning Policy Statement (PPS) 7 (Sustainable Development in Rural Areas), PPS25 (Development and Flood Risk) and policies GB1, NE7, GP1 and GP15 of the City of York Development Control Local Plan.

2. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

3. If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a remediation scheme to the satisfaction of the Local Planning Authority. Should City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

4. It is noted that it is also proposed to manage the area of land to the west, which is not required in this first phase, as a wildflower meadow. This would help to improve the wildlife value of the site and the Council would be happy to provide any further information or advice on the management or sourcing of seed if required. The management of this area as a wildflower meadow may even continue when the extra land is required without conflicting with the use as a cemetery, although this will depend on what management is proposed once the site is in use. Again the Council would be happy to discuss this option with the applicants if they wish, and a good example of where this has been done elsewhere is Hessay Churchyard which is also a designated SINCR for its old species rich grassland. For further information on the above and to discuss further then please contact Rachel Midgley, the Council's Countryside Assistant on 01904 551458

5. Comments have been received to the Local Planning Authority suggesting that the site would benefit from having a water supply (a tap) in order for visitors to water flowers etc. The Parish Council may wish to consider this as part of the overall future use / management of the site.