



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:: 10/01909/FUL
Application Received on: 15 September 2010

CONDITIONS OF APPROVAL:

1 The development shall be begun not later than the expiration of 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 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Ref:- DC 02/METRIC. Date Stamped 14th September 2010.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Notwithstanding the details submitted, full details of the layout and phasing of the site shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing. This shall include details of the position of the rows of graves and details of all ground surface materials and finishes throughout the site taking account of the relationship with parking and manoeuvring areas and approved landscaping.

Reason:- To ensure that the site is developed in an efficient and orderly manner and to secure the visual amenity of the Green Belt.

4 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 is occupied.

Reason: In the interests of the visual amenities of the area.

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed landscape scheme which shall include the species, density(spacing), stock size, and position of trees shrubs and other plants: seeding mix, sowing rate and mowing regimes; hedge 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.

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 Prior to the commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority of the layout and construction, including drainage, of the proposed vehicular access, parking and turning areas and cycle storage of any associated traffic or persons visiting the site. These facilities shall be constructed in accordance with the specification so approved prior to the development being first brought into use and thereafter shall be maintained clear of any obstruction which would preclude their intended use.

Reason:- to ensure appropriate on-site vehicle parking facilities, access and manoeuvring areas are provided in the interest of highway safety and the general amenity of the development.

7 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 the approved plans.

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

8 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 to clear of and thereby avoid obstructing the public highway, in the interests of road safety.

9 No grave shall be dug within 10 metres of any surface water body, spring or groundwater abstraction and 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.

10 Prior to the development first 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.

11 The development hereby authorised shall not commence until full details of surface water drainage works including the means 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 undertaken in accordance with those approved details.

Reason:- So that the Local Planning Authority may be satisfied that the site can be safely and efficiently drained and to secure compliance with Policy GP15a) of the York Development Control Local Plan.

Date:10 November 2010



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 impact upon the openness of the Green Belt and impact upon the local pattern of surface water drainage. As such the proposal complies with policies GB1, NE7, GP1 and GP 15a) of the City of York Development Control Local Plan and Government policy contained within Planning Policy Guidance note 2 'Green Belts'.

2. HIGHWAY WORKS

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 - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

3. UNEXPECTED CONTAMINATION

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 case, 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 11A of the Environmental Protection Act 1990.

4. PROVISION OF WATER TAP

Comments have previously been received by 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.

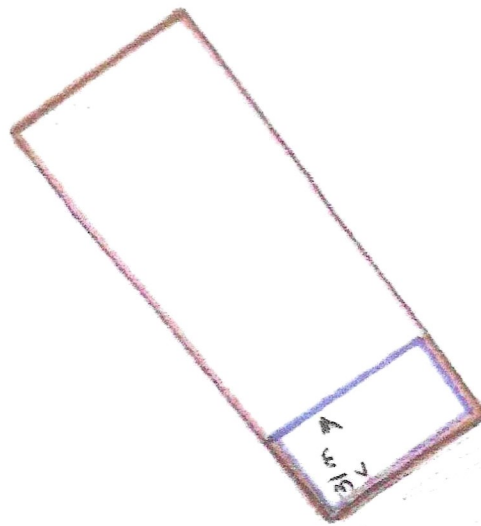
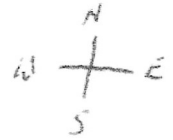
5. LAND MANAGEMENT

It is noted that it is also proposed to manage the area of land to the west, which is not required in the 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 wildlife 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 SINC 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.

LOCATION PLAN FOR DUNNINGTON CEMETERY

Total Site – Red Verge = 1.75 acres (0.585 hectares)

Phase 1 = 0.25 acres with planning authority ref 09/0186/FUL
Within Blue verge



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