

**Open Report on behalf of Richard Wills
Executive Director, Environment & Economy**

Report to:	Planning and Regulation Committee
Date:	14 May 2018
Subject:	County Matter Application - 137565

Summary:

Planning permission is sought by Mr Slingsby (Agent: Keystone Architecture) to construct an animal crematorium, including the change of use of site from agricultural to sui-generis at Burnt Bridge Farm, Morton Carr, Gainsborough.

Recommendation:

Following consideration of the relevant development plan policies and the comments received through consultation and publicity it is recommended that conditional planning permission be granted.

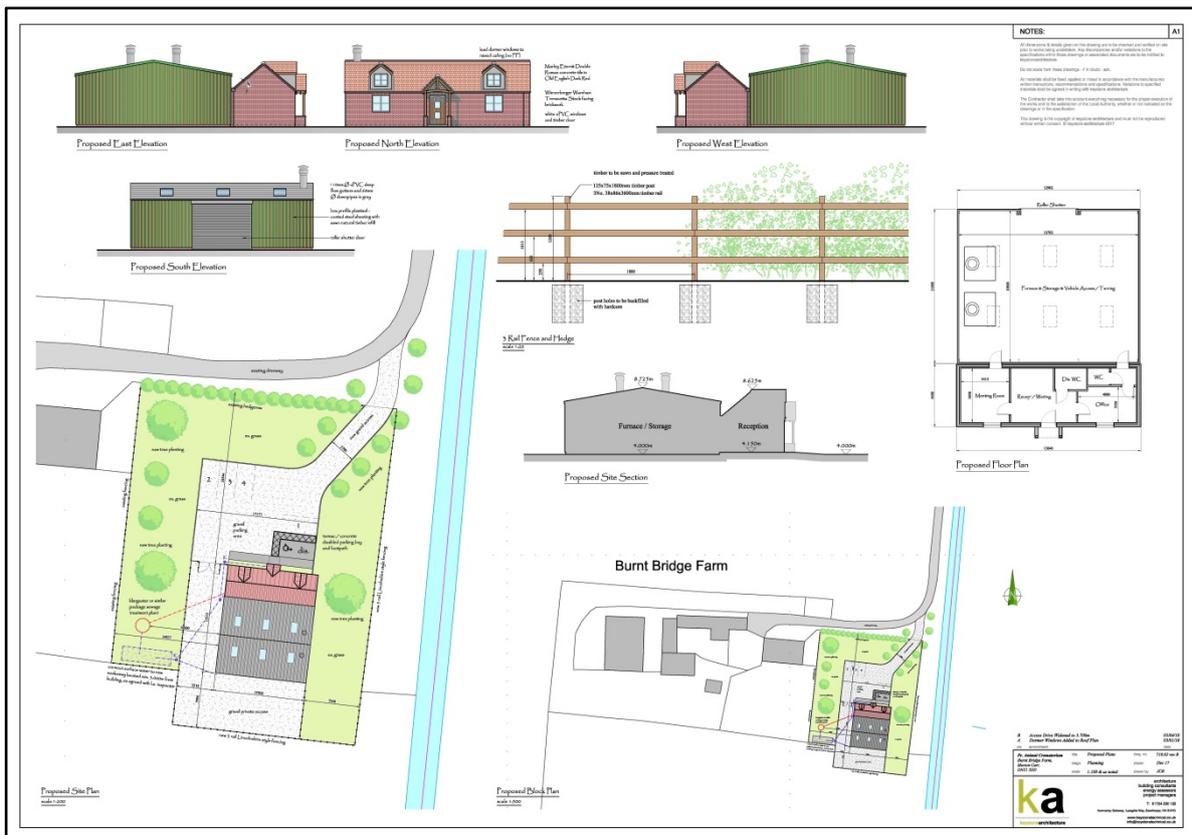
The Application

1. Planning permission is sought by Mr Slingsby (Agent: Keystone Architecture) to construct an animal crematorium, including the change of use of site from agriculture to sui-generis at Burnt Bridge Farm, Morton Carr, Gainsborough.

Design

2. The proposed animal crematorium would include the construction of a new building and associated hard standing, with parking spaces including a disabled parking space, as well as planting and landscaping at an existing farm. It would be within close proximity to the existing farm house and ancillary farm buildings.
3. The proposed building would have a maximum length of approximately 16.2m and a maximum width of approximately 12.9m and be a maximum height of approximately 4.75m. The building would have a customer reception/entrance area and the main crematorium/operational space. The design and style of the building for each of these spaces would differ.
4. The entrance/reception area would make up approximately one third of the building and would be two stories and have a more domestic appearance. It

would have a pitched roof and be of red brick and concrete tile construction. The main crematorium/operational part of the building would house the furnace and storage area and its design and appearance would reflect that of an agricultural building. This part of the building would be faced with green box profile plastisol coated steel sheeting with sawn natural timber infill and a double roller shutter door on the rear. There would be two chimneys, connected to the furnaces inside the building, and these would be the tallest elements of the development sitting approximately 1.2m above the roof of the main building. The building would have external lighting on all sides.



Site Layout and Elevations

5. The new development would be accessed from a short graveled access track leading from the existing main access to the farm from the highway. The applicant proposes to construct four parking spaces in the top north-west corner of the site and a disabled parking bay in front of the reception area of the building. The site would be bound by existing fencing on the western boundary and new fencing on the eastern and southern boundaries and by existing hedgerow along the northern boundary. There would be new trees planted within the site boundary.

Use/Site Activities

6. The applicant has confirmed that the incinerators proposed are only suitable for smaller animals and pets (e.g. cats, dogs and other small domestic animals) however, in the future they may seek to expand the business in order to enable them to accept larger animals (e.g. farm animals, horses etc). Should they wish to do this however the incinerators would have to be upgraded as those proposed as part of this application would not of a suitable size or specification to enable this service to be offered at this time.
7. In terms of day to day activities, the applicant states that animal carcasses would be delivered to the back of the main building where they would be offloaded and prepared prior to incineration. Any preparation of the carcasses, including any temporary storage, set-down and loading would be carried out entirely within the building and the roller shutter doors would be closed at all times. Details of the incinerator(s) to be used have been provided within the application and this confirms they are purposefully designed for the cremation of small animals. Ash produced from the incineration process would be temporarily stored on site before being removed for disposal to landfill or collected by the pet owners. At maximum capacity, taking a combined weight of carcasses to be cremated of approximately 105kg per day/735kg per week, the applicant estimates that this would produce approximately 15.5kg of ash material per week. It is anticipated that most of this ash would be returned to pet owners with the remaining being temporarily stored in sealed bags until such time as there was sufficient volume to transport offsite to landfill. It is anticipated that the waste would be transported off site on a bi-weekly basis.
8. It is anticipated that 10 animals would be cremated per day but this could potentially rise to approximately 25-30 per day. In terms of vehicular movements, the traffic movements are anticipated to increase from around 4 cars per day to approximately five to six cars and two vans, which would include the collection of ashes and access for individual customers. This would equate to a maximum of approximately 24 vehicular movements per day, compared to eight at the present time.
9. Finally, the development would operate between 08:00 hours 18:00 hours, and public access to the site would be restricted to these times, although the incinerators may occasionally operate outside of these times. The applicant states that the facility would employ one full time and one part time member of staff.

Drainage, Flood Risk & Heritage

10. The proposal site is within Flood Zone 3 and assessed as having a 1 in 100 or greater annual probability of flooding and therefore a Flood Risk Assessment (FRA) was submitted. As part of the FRA a sequential test has been undertaken which concludes that the proposed development falls within the definition of 'less vulnerable' use and therefore acceptable in this location. A number of flood mitigation measures and improvements would

be adopted as part of the development which would include setting the floor level of the crematorium and office spaces no lower than those of the existing adjacent buildings and incorporating low permeability materials in the construction of the building. The car park would also be constructed using permeable gravel, and surface water run-off from the buildings and drive are proposed to be managed via a sustainable drainage system.

Site and Surroundings

11. Burnt Bridge Farm is located within flat, agricultural land, there are other farms scattered across the surrounding landscape. It is 1.5km to the south east of East Stockwith, 3.5km to the north of Gainsborough and the River Trent is approximately 1km to the west. The site is accessed from a dedicated, unmade access track off the Carr Lane and a drainage ditch runs the length of the track.
12. The site lies adjacent to the existing farmhouse and agricultural buildings. It is currently a grassed area and is approximately 36m x 47m to give an overall area of approximately 1690 square metres. The building would be in close proximity and to the east of the existing farmhouse and other agricultural buildings.





Main Planning Considerations

National Guidance

13. National Planning Policy Framework (NPPF) (March 2012) sets out the Government's planning policies for England and is a material planning consideration in the determination of planning applications. In assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development. The main policies/statements set out in the NPPF which are relevant to this proposal are as follows (summarised):
- Paragraph 28 promotes a positive approach to supporting the rural economy;
 - Paragraph 94 states that planning authorities should adopt proactive strategies to mitigate and adapt to climate change including taking account of flood risk;
 - Paragraph 100 states that inappropriate development in areas at high risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere;
 - Paragraph 103 states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where; following a site specific flood risk assessment and sequential test, and if required the exception test, it can be demonstrated that: within the site, the most vulnerable development is located in areas of lowest risk, and development is appropriately flood resilient and resistant, including safe access and escape routes;
 - Paragraph 120 seeks to ensure that consideration is given to the potential impacts on the amenities of local residents and other land users as a result of pollution;
 - Paragraph 122 seeks to ensure the land use control system has a separate function to other pollution control regimes;
 - Paragraph 123 seeks to prevent adverse impacts as a result of noise pollution;
 - Paragraph 186 indicates that local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development. Paragraph 187 requires planning authorities to look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible;

- Paragraph 206 gives advice in respect of the use of planning conditions;
 - Paragraph 215 states that following 12 months since the publication of the Framework, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the Framework the greater the weight that can be given).
14. National Planning Policy for Waste (October 2014) states that the Government is seeking a more sustainable and efficient approach to resource use and management and identifies positive planning as playing a pivotal role in achieving this. Waste Planning Authorities should consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B - Locational Criteria. Of relevance to this application are considerations relating to landscape and visual impact, traffic and access.

Local Plan Context

15. Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies (CSDMP) (2016) - the following policies are relevant to this proposal:

Policy W1 (Future Requirements for New Waste Facilities) states that the County Council will through the Site Locations document, identify locations for a range of new or extended waste management facilities where these are necessary to meet the predicted capacity gaps.

Policy W3 (Spatial Strategy for New Waste Facilities) states proposals for new waste facilities, including extensions to existing waste facilities, will be permitted in and around the main urban areas. Proposals for new waste facilities outside of main urban areas will only be permitted where they are for the biological treatment of waste, including anaerobic digestion and windrow composting, treatment of waste water and sewage, landfilling and small scale waste facilities (Policy W7).

Policy W7 (Small Scale Waste Facilities) states that planning permission will be granted for small scale waste facilities, including small extensions to existing waste facilities, outside of those areas specified in Policy W3 provided that:

- there is a proven need to locate such a facility outside of the main urban areas; and
- the proposals accord with all relevant Development Management policies set out in the Plan; and
- the facility would be well located to the arisings of the waste it would manage; and
- they would be located on land which constitutes previously developed and/or contaminated land, existing or planned industrial/employment land, or redundant agricultural and forestry buildings and their curtilages.

Policy DM1 (Presumption in Favour of Sustainable Development) states that the County Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy DM2 (Climate Change) proposals for waste management developments should address the following matters where applicable:

- implement the Waste Hierarchy, and in particular reduce waste to landfill;
- identify locations suitable for renewable energy production and encourage carbon reduction/capture measures to be implemented.

Policy DM3 (Quality of Life and Amenity) states planning permission will be granted for minerals and waste development provided that it does not generate unacceptable adverse impacts arising from, amongst other factors:

- noise
- dust
- vibration
- odour
- litter
- visual intrusion
- run off to protected waters
- traffic

to occupants of nearby dwellings and other sensitive receptors.

In respect of waste development it should be well designed and contribute positively to the character and quality of the area in which it is to be located. Where unacceptable impacts are identified, which cannot be mitigated, planning permission will be refused.

Policy DM6 (Impact on Landscape and Townscape) states that planning permission will be granted for minerals and waste development provided that due regard has been given to the likely impact of the proposed development on landscape and townscape, including landscape character, valued or distinctive landscape features and elements and important views. If considered necessary, additional design, landscaping, planting and screening will be required. Where planting is required it will be subject to a minimum 10 year maintenance period.

Development that would result in residual, adverse landscape and visual impacts will only be approved if the impacts are acceptable when weighed against the benefits of the scheme.

Policy DM13 (Sustainable Transport Movements) states that proposals should seek to minimise road based transport and seek to maximise where possible the use of the most sustainable transport option.

Policy DM14 (Transport by Road) states that planning permission will be granted for minerals and waste development involving transport by road where the highway network is of, or will be made up to, an appropriate standard for use by the traffic generated by the development and arrangements for site access and the traffic generated by the development would not have an unacceptable impact on highway safety, free flow of traffic.

Policy DM15 (Flooding and Flood Risk) - proposals will need to demonstrate that they can be developed without increasing the risk of flooding both to the site of the proposal and the surrounding area. Proposals should be designed to avoid and wherever possible reduce the risk of flooding both during and following the completion of operations. Development likely to create a material increase in the risk of off-site flooding will not be permitted.

16. Central Lincolnshire Local Plan (2017) - the key policies of relevance in this case are as follows (summarised):

Policy LP1 (Presumption in favour of sustainable development) direct the Central Lincolnshire districts to take a positive approach and where planning applications accord with the policies of the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy LP2 (Spatial strategy and settlement hierarchy) identifies the site in the countryside.

Policy LP14 (Water Resources and Flood Risk) states that development must not increase the risk of flooding.

Policy LP17 (Landscape) states that proposals must seek to protect and enhance the landscape value and character of the area.

Policy LP26 (Design and amenity) states that development must make effective and efficient use of land and should minimise adverse impacts on amenity.

Results of Consultation and Publicity

17. (a) Local County Council Member, Councillor Perraton-Williams – was notified of the application on 21 March 2018 but no response or comments had been received within the statutory consultation period or by the time this report was prepared.

- (b) Blyton Parish Council - have no comments or objections to the proposal.
- (c) Environment Agency (EA) – has commented that the proposed development can be classed as a 'minor extension' to a non-domestic development and therefore reference should be given to their Standing Advice which gives advice in relation to considering 'lower risk' development. They have also confirmed that a pet crematorium of this size/scale previously required an Environmental Permit, however, this activity is now approved by the Animal Health and Veterinary Laboratories Agency under the Animal By-products Regulations and so it no longer requires an Environmental Permit from the Environment Agency.
- (d) Environmental Health Officer (West Lindsey District Council) – has not objected but has commented that there is some ambiguity about the size of animals to be handled and therefore the suitability of the incinerator(s) and has also requested that their advice/comments regarding odour and drainage issues also be taken into account.

The EHO notes that the application refers to the site handling domestic animals such as cats, dogs etc whereas it also refers to handling large animals such as horse and farm animals. The size of incinerator proposed however would only support small animals and so the EHO felt this should be clarified.

In terms of odours, the EHO has commented that there is no information within the application but, given the distance to sensitive properties, it is accepted that there is unlikely to be any problems from low volume incineration. If permission is granted, however, it is recommended that a condition be imposed which requires the applicant to operate the incinerator in accordance with the manufacturer's instructions.

In terms of drainage, there is some ambiguity over how surface water is proposed to be managed and therefore what discharge rate would be applicable. This will need to be clarified.

- (e) Highway & Lead Local Flood Authority (Lincolnshire County Council) – has no objection to the application.
- (f) Lincolnshire Fire & Rescue – initially objected to the application on the grounds of inadequate access and water supply, and the requirement for a fire hydrant to be sited within 90m of the premises. They stated that the access route to the site should have a minimum width of 3.7m and there should be sufficient turning space for appliances to turn around.

Following the submission of amended drawings showing an increase in the width of the access route from 3m to 3.7m and sufficient turning

space, as well as agreement with the applicant that the ditch running adjacent to the site would be a suitable supply for firefighting water, Lincolnshire Fire and Rescue have withdrawn their objection.

- (g) Shire Group Internal Drainage Board (IDB) – has commented that the proposal may increase the impermeable area to the site and therefore the applicant should ensure that any existing or proposed surface water discharge system has adequate capacity for any increase in surface water run-off to the area. It is added that there is no objection in principle to the disposal of surface water via a soakaway system or mains sewer system. If water is to be disposed of to any watercourse then consent from the IDB may be required and discharges would have to be restricted to a rate of 1.4 litres per second and no obstructions should be placed within 9m of the edge of a watercourse.
- (h) Ministry of Defence (Safeguarding) - have raised no safeguarding objections to the application.

18. The following persons/bodies were consulted on the application on 21 March 2018 but no comments/response had been received within the statutory consultation period or by the time this report was prepared.

Morton Parish Council
East Stockwith Parish Council
Countryside and Public Rights Of Way
Lincolnshire Wildlife Trust
Natural England
Historic Environment (Lincolnshire County Council)
Public Health (Lincolnshire County Council)

19. The application was publicised by site notices placed near to the site and a notice was placed in the Lincolnshire Echo on 29 March 2018. Individual neighbouring properties were also notified and the following responses/representations were received as a result of this publicity (comments summarised):

- Operating incinerators is not straight forward. The applicant has applied for two 50kg hour incinerators for up to 30 animals per day. As it takes approximately one hour to cremate one dog, even if the applicant operated 24 hours a day he would need to operate 2 incinerators at the same time which would exceed the 50kg per hour exemption for emission monitoring.
- There are already 5 other animal and pet cremation businesses close to the application site these being at Morton, East Butterwick, Louth, Winterton and Epworth.
- The applicant states that the traffic movements would increase by two car movements and two van movements and that one full time and one part time job would be created and this would account for the increase in car movements, but to incinerate up to thirty animals a day is questionable if this could be done within two van movements along a

narrow country road and if two vehicles meet they would both have to go on the grass verge to pass - wouldn't this increase expenditure to maintain the road?

- The proximity of the proposed new development would considerably increase the emissions discharge into the atmosphere.
- The capability and reliability of the proposed incinerators is questioned.

Four other letters of objection were received which raised the following concerns:

- Transport and access and increase in traffic past the school and the effect on other road users including horse riders, cyclists and walkers.
- The volume of traffic has been stated as generating only two car and two van movements per day, which it is believed grossly underestimates the full number of vehicles using the surrounding roads. The range and type of vehicles that would be used has only been estimated, and as this is for an animal crematorium animals can be of all sizes.
- The roads are single track and require vehicles to use the verges to pass and increased usage would increase the cost of road maintenance.
- Additional pollution.
- Concerns about the Fire Services objections in relation to access to the site via a bridge over the drainage dyke, that has not been weight tested, and lack of a fire hydrant close to the site.
- Questioning the need for another animal crematorium in the area and the conflict with longstanding local business and concerns about the investment in a business which is already catered for in the area.
- The local business is not a business park and it would ruin the locality
- There is already increased traffic from sewage spreading on the fields in the area, how much extra air pollution and traffic must there be?
- The incinerator is suitable for domestic animals "up to the size of a great dane" and "approximately eight per working day". The application mentions horses, cows and farm animals but information supplied by the manufacture shows that it is not big enough for farm animals.
- This would mean that the applicant is planning to dismember larger animals and blood collection and storage would need to be monitored.
- The drainage ditch next to the property connect to the main drainage system for the Morton area, which is a flood risk area. Other similar industrial units have to be built above the known possible flood levels, but there is no mention of this in the application.
- The two procedures - pet incineration and cutting up of farm animals/larger pets should not take place in the same incinerator because of cross contamination of brain and spinal fluid (scrapie and BSE). Members of the public have to assume that planning officers will have consulted with the HSE and DEFRA on this.
- It is understood that if an incinerator is used once for farm animals it cannot then, because of the rules, be used for pets. Would a new incinerator be needed for either pets or farm animals and is this the beginning of a larger industrial plant?

- Concerns about the effects on the environment, emissions and smells and there are no environmental studies of atmospheric pollution, gaseous products, particulates or pH based on wind dispersal.

District Council's Observations / Recommendations

20. West Lindsey District Council - hasn't made any specific comments or observations regarding the planning merits of this proposal but has commented that key issues that they feel should be taken into account are the size and number of vehicles, highway safety and residential amenity (e.g. hours of operation, noise and smell). They have also asked that the concerns/comments made by the Environmental Health Officer (reported above) be taken into consideration as well as those of local residents.

Conclusions

21. The application is seeking to create an animal crematorium at an existing farm. The main issues to consider in the determination of the application are: the location; highways and access issues; landscape and visual impact; flood risk; noise and odour and; comments from Lincolnshire Fire and Rescue.
22. The Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies document identifies capacity gap shortfalls for specific waste types and contains criteria based policies that identify the types of location where the establishment of facilities to meet any such shortfalls would be supported. The Site Locations document expands upon the strategic policies contained within the Core Strategy and identifies specific locations and areas where such facilities will in particular be encouraged. Pet crematoria are not identified as a specific waste management facility within these documents, however, they are akin to waste management operations and so fall to the County Council to determine and so should be assessed against the policies contained within the Minerals and Waste Local Plan. Of relevance therefore is Policy W3 which sets out the spatial strategy for assessing new waste facilities within the County. The aim of the policy is to locate any new facilities close to the sources of waste, in and around the main urban areas. However, provision is also made for specific types of waste facility that may need to be located outside of identified urban areas and this includes small scale facilities. Small scale facilities are required to be assessed against the criteria set out in Policy W7.
23. The supporting text to Policy W7 lists the types of waste facilities and indicative tonnages/quantities that such facilities are expected to handle in order to be considered as small scale. Although pet/animal crematoria are not listed specifically, the supporting text to the policy does not preclude other types of waste facilities, if they are of a small scale. The tonnage that is anticipated to be handled by this facility would equate to approximately 735 kg per week or 38,000 kg / 38 tonnes per annum. This quantity is considered to be small especially when compared to the tonnages of other

types of facilities which Policy W7 references (i.e. End of Life Vehicle (ELV) facilities and metal recycling facilities where the indicative tonnage for each of these waste types can be between 500tpa to 9,000tpa). Given this I am satisfied that this development constitutes a small scale operation and so should be assessed against the criteria set out in that policy.

24. Policy W7 gives support to developments where there is a proven need to locate such a facility outside of the main urban areas; they accord with all relevant Development Management policies; be well-located to the arisings of the waste it would manage and; would be located on land which is existing or planned industrial/employment land.

Need and Location

25. Criterion (i) of Policy W7 requires there to be a proven need to locate small waste facilities outside of the main urban areas. The Core Strategy does not identify a specific capacity gap and therefore need for this type of development. However, the absence of an identified need for this type of development in the Plan does not necessarily mean that there is not a market need for such a facility.
26. In this case, whilst there are other such facilities in and around the locality this is a small scale operation and the business is therefore likely to serve a fairly localised market and rural customer base such as local vets and private individuals. In the future the applicant has also indicated that the facility could expand to accept larger animals such as horses and farm animals.
27. Given the rural location, this facility would therefore appear to be well located to serve its intended market. Despite the lack of evidence to support a proven quantitative need for such a facility, given its small scale nature and the type of market it is intended to serve I am satisfied that the siting of this facility in this location would be acceptable and so not would conflict with criteria (i) or (iii) of Policy W7.

Site Suitability

28. Criterion (iv) of Policy W7 requires small scale developments to be located on land which was previously developed or contaminated, existing or planned industrial/employment land or redundant agricultural and forestry buildings. The proposal site is a grassed area and classed as agriculture. Although the proposed development would not be utilising previously used agricultural buildings or land, it would be immediately adjacent to existing agricultural buildings and the farmyard, and parallel to the access track. The area is currently fenced and considered to be within the curtilage of the existing farm buildings and for this reason it is considered that it would not be contrary to the aims of criterion (iv) which seeks to utilise previously used sites and protect greenfield sites.

Other Development Management Policies

29. Criterion (ii) of Policy W7 requires proposals to accord with all relevant Development Management policies in the Plan. In this case the application must be assessed in relation to any impact on amenity in terms of transport movements and highway issues, visual, noise, dust and any impact on flood risk. Consideration is given to each of these in turn below.
30. Highways and Access – comments received through publicity have raised concerns in relation to the increased amount of traffic and the suitability of the highway and the access to the site from the highway. The application states that there would be an additional 16 vehicular movements per day, 4 of which would be vans transporting animal carcasses. It is not considered that this would be an unacceptable increase on the current situation and furthermore the Highways Officer (LCC) has not raised any objection or made any comments. It is therefore considered that the application would not be contrary to Policy DM14 of the Lincolnshire and Minerals Waste Local Plan.
31. Landscape and Visual Impact – the development would be located in flat and open countryside, with wide reaching views both into and from the site. The buildings, including the chimneys, would be visible from the highway and from the surrounding countryside. However, the scale and design of the proposed building, which would be a combination of a domestic style building and an agricultural barn building, grouped in close proximity to the existing farmhouse dwelling and existing agricultural buildings, would not be out of keeping with the landscape of the area. It is therefore considered that the development would not be contrary to Policies DM3 and DM6 and LP17 and LP26 of the Central Lincolnshire Core Strategy.
32. Noise - the development would be over 100m from the nearest sensitive receptor and the applicant has confirmed that all activities would take place within the building. It is considered that the processes involved would not constitute a significant amount of noise and would be within the range expected of agricultural activities. As discussed, the building would be close to existing agricultural buildings and the farmhouse and it is expected that any additional noise would not be significantly above the other activities currently taking place. The increase in vehicular movements of 16 per day, put forward by the applicant, would not be considered to significantly contribute to an unacceptable rise in noise levels. It is therefore considered that the development would not be contrary to Policy DM3 or LP26.
33. Odour - the main potential sources of odour would result from the storage of the carcasses and any odour related to the emissions. As confirmed by the applicant all storage, preparation and activities would take place within the building. The details submitted with the application, in relation to the incinerators, indicate that there would not be a significant amount of emissions or odour associated with the operation of the furnaces. The

Environmental Health Officer has not raised any objections or concerns, but commented that a condition should be included on any planning permission granted for the incinerators to be operated in accordance with the manufacturers specifications. It is therefore considered that the proposal would not be contrary to Policies DM3 or LP26.

34. Flood Risk and Drainage - the FRA undertaken as part of the application shows that the development, which is in Flood Zone 3, would be considered to be less vulnerable and therefore acceptable. The application states that a number of flood mitigation measures would be included as part of the development. Drainage is proposed to go to soakaway, but if this is shown to be unfeasible another method would be used and it is considered that the details for surface water drainage could be agreed by way of a condition. For these reasons it is not considered that the application would be contrary to DM15 and LP14.
35. Fire Issues - Lincolnshire Fire and Rescue initially objected to the application on the grounds that a fire hydrant should be provided. They have since confirmed their agreement to the provision of an alternative form of water supply if a hydrant is not feasible. The applicant has undertaken discussions with Lincolnshire Fire and Rescue to take water from the ditch that runs adjacent to the site, who have confirmed that they would have no objection to this. Consequently, it is considered that details for the supply of firefighting water could be agreed under a condition imposed on any permission granted. Lincolnshire Fire and Rescue also raised objection as to the width of the access road, which should be 3.7m, and highlighted the need for there to be sufficient turning space for their appliances. The applicant has since submitted an amended plan which increases the width of the access and allows for sufficient turning space.

Final Conclusions

36. The application is seeking permission for an animal crematorium. The development would be small scale, both in terms of size and throughput, and consequently it is considered that it would not have a negative impact in terms of traffic and amenities. In terms of the quantity and size and type of the animals to be cremated, this is determined by the size of the proposed incinerators which, as set out in the details received, would only be large enough for domestic pets and any intention to deal with larger animals would require an upgrade. It is therefore considered that the application would not be contrary to the relevant Policies in the Lincolnshire Minerals and Waste Local Plan and the Central Lincolnshire Core Strategy.
37. Human Rights Implications - The proposed development has been considered against Human Rights implications especially with regard to Article 8 – right to respect for private and family life and Protocol 1, Article 1 – protection of property and balancing the public interest and well – being of the community within these rights and the Council has had due regard to its public sector equality duty under Section 149 of the Equality Act 2010.

RECOMMENDATIONS

That planning permission be granted subject to the following conditions:

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the date of commencement shall be sent to the Waste Planning Authority within seven days of such commencement.

Approved Documents & Drawings

2. The development hereby permitted shall only be carried out in accordance with the following documents and plans unless otherwise modified by the conditions attached to this planning permission or details subsequently approved pursuant to those conditions. The approved documents and plans are as follows:
 - Planning application date stamped received 5 February 2018
 - Design and Access Statement date stamped received 19 April 2018
 - Planning and Environmental Statement date stamped received 23 February 2018
 - Drawing No 710.01, Location Plan date stamped 5 February 2018
 - Drawing No 710.02 Rev B, Proposed Plans date stamped received 5 April 2018

Pre-commencement Conditions

3. No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted and approved in writing by the Waste Planning Authority.

The scheme shall:

- (a) provide details of how run off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- (b) provide details for the timetable and any phasing of implementation for the drainage scheme; and
- (c) provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The approved scheme shall be maintained in full accordance with the approved details for the lifetime of the development.

4. No external lighting shall be installed within the site unless details have first been submitted and approved in writing by the Waste Planning Authority. Any lighting installed shall thereafter be carried out in accordance with the approved details.
5. No development shall take place until details for the provision of water to be used for firefighting have been submitted to and agreed in writing with the Waste Planning Authority. The approved scheme shall be implemented in full for the duration of this development.

Site Operating Conditions

6. All animal carcasses shall be delivered and stored within the building. No preparation or storage of animals shall take place outside of the building at any time.
7. The development hereby permitted shall be carried out in accordance with the recommendations of the Flood Risk Assessment dated December 2017 and received by the Waste Planning Authority on 5 February 2018. The plan shall be implemented in full for the duration of the development.
8. The incinerators must operate in accordance with the manufacturer's specifications as set out in Appendix A Addfield Petcrem Specification of the Planning and Environmental Statement date stamped 23 February 2018 for the duration of this development.
9. No operations, including delivery and dispatch of materials, shall be carried out except between the following hours:

08:00 to 18:00 hours Mondays to Fridays
08:00 to 13:00 hours Saturdays
Sundays, Bank and Public Holidays – no working.

Reasons

1. To comply with Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the development is carried out in an acceptable manner and for the avoidance of doubt as to the development that is permitted.
3. To ensure surface and foul waters from the site are appropriately managed so as to not result in the pollution of the water environment and to reduce flood risk to the area.

- 4, 6 & 9
In the interests of the amenity of the area.

5. To ensure there is sufficient water available for firefighting purposes.
7. To reduce flood risk at the site and not to increase risk within the wider area.
8. To ensure that the emissions from the incinerators are in line with the expected emissions set out in the manufacturers specifications.

Appendix

These are listed below and attached at the back of the report	
Appendix A	Committee Plan

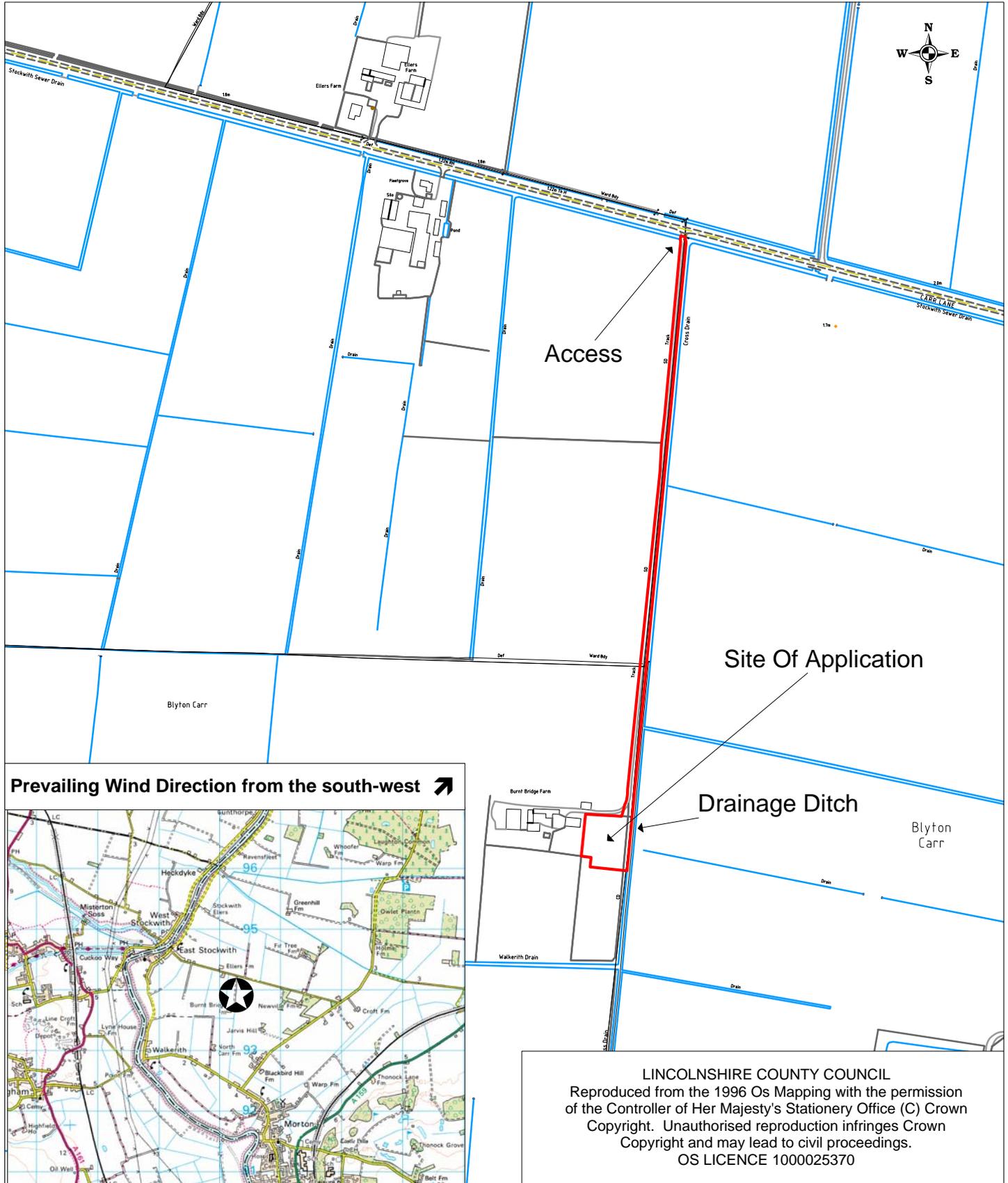
Background Papers

The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

Document title	Where the document can be viewed
Planning Application File 137565	Lincolnshire County Council, Planning, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX
National Planning Policy Framework (2012)	The Government's website www.gov.uk
Local Plan	Lincolnshire County Council Website www.lincolnshire.gov.uk

This report was written by Sandra Barron, who can be contacted on 01522 782070 or dev_planningsupport@lincolnshire.gov.uk

LINCOLNSHIRE COUNTY COUNCIL
 PLANNING AND REGULATION COMMITTEE 14 MAY 2018



Location:
 Burnt Bridge Farm
 Morton Carr
 Gainsborough

Description:
 To construct an animal crematorium, including the change of use of site from agricultural to sui-generis

Application No: 137565
Scale: 1:5000

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