

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 27 November 2013

DC13/228: Formation of new cemetery and associated works on land at Garshake Road, Dumbarton by West Dunbartonshire Council.

1. REASON FOR REPORT

- 1.1** This application is a Major Development. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application site is an area of grassland located adjacent to Garshake Road, Dumbarton. The site is roughly triangular in shape and extends to 2.07 hectares. It is bounded by Garshake Road to the south, housing to the west and farmland and the former waterworks to the north east. The land rises from west to east across the site with a difference of almost 20m in levels along the site frontage, reflecting the slope of Garshake Road. The site is located approximately 400m to the east of the existing Dumbarton Cemetery which is at the foot of Garshake Road.
- 3.2** Planning permission is sought for the formation of a new cemetery and associated works on the application site. The works would include a new footpath along Garshake Road, internal roads and parking areas, footpaths, drainage and landscaping. Vehicular access would be from two points on Garshake Road, with the main access serving 26 parking spaces as well as provide access for hearses and maintenance vehicles, and a separate access serving a small car park for the memorial garden. In addition pedestrian access would be possible from the existing footpath network between Garshake Avenue and Whiteford Crescent. The new cemetery would provide 520 adult lairs, 30 children's lairs, 98 cremated remains lairs and 2 memorial gardens. Within the site, 34 parking spaces would be provided and 6 additional disabled parking bays.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection subject to conditions relating to access, parking and drainage details.

4.2 West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions relating to hours of work, deliveries and dust control during the construction period.

4.3 West Dunbartonshire Council Estates Service, West of Scotland Archaeology Service, Scottish Environmental Protection Agency and Scottish Water all have no objection to the proposal.

5. REPRESENTATIONS

5.1 One letter of representation has been submitted in relation to this application which raises concerns about the location of the cemetery boundary relative to adjacent houses, and to the possibility of flooding due to the sloping nature of the application site. These concerns are addressed in Section 7 of the report.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan (2010)

6.1 The site is located within the Green Belt, but is also designated as a Public Service Opportunity Site. Policy GB1 indicates a general presumption against development within the Green Belt except that which falls within certain specified categories, including that for which there is an established specific locational need and which cannot be accommodated elsewhere. It is considered that there is an established need for additional cemetery space within Dumbarton, and the nature of the use requires a greenfield site. It is therefore considered that the proposal would be consistent with policy GB1. Furthermore, the site is specifically identified as a Public Service Opportunity and is listed in Schedule PS3 as being suitable for a new cemetery. Policy PS3 encourages the provision of new or improved public services and supports the developments listed in Schedule PS3. The proposal is therefore consistent with all of the relevant land use policies.

6.2 Policy GD1 states that all new development is expected to be of a high standard of design and respect the character and amenity of the area in which it is to be located. Consideration should be given to issues including landscaping, drainage, vehicular and pedestrian access and parking. Policy T4 is also applicable and states that sites should be well integrated into walking, cycling and public transport routes. These issues are addressed in Section 7 below, and it is considered that the application would be in accordance with both of these policies.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (WDLDP), Proposed Plan

7.1 The proposed development site is located within the green belt where Policy DS2 seeks to restrict development outwith the urban area to opportunities identified by the Plan and a stated range of other development types. Development in the green belt is to be suitably located, designed and landscaped to minimise any impact to its setting and avoid undermining the purpose of the green belt. The site is specifically identified as a community

facility opportunity in the Proposed Plan, specifically as a cemetery. Policy BC4 states that the formation of a cemetery at this location will be supported. The proposal is consistent with the above policies.

- 7.2** Policy DS1 states that all development will be expected to contribute towards creating successful places by being distinctive, adaptable, resource efficient, safe and pleasant, welcoming and accessible. Policy DS3 seeks to ensure that any significant trip generating uses are located within 400m of the public transport network and Policy SD1 aims to ensure that development does not have an adverse impact on the road network. It is considered that the proposal complies with all of these policies of the Proposed Plan.

Principle of Development

- 7.3** There is a need for additional cemetery space within Dumbarton as the existing cemetery is approaching its capacity. By their nature cemeteries require large greenfield sites, which are difficult to find within the existing built up area. As it is desirable that cemeteries should be located close to the communities that they serve. The need for a new cemetery for Dumbarton was foreseen some years ago, and this site was selected as the most suitable location and was designated as such in the adopted local plan. Whilst the site borders houses on one side, there is no conflict between cemetery uses and housing provided that appropriate landscape screening is provided along the boundary. The application is considered to be a suitable location for the new cemetery.

Appearance and Impact on the Area

- 7.4** The site is an undeveloped area of grassland owned by the Council which has previously been used for agricultural purposes. It is located on the edge of the settlement boundary and is currently not in use. It has been identified in both the adopted local plan and the emerging development plan as a suitable location for a new cemetery. Although there are considerable changes in levels throughout the site, the proposed layout of the cemetery has been designed to accommodate the change in ground levels with the use of pathways to allow access by users to the complete cemetery site. The vehicular access would be located on Garshake Road and dedicated turning and parking facilities would be provided within the site. In order to make the site more accessible, a footpath and handrail would be provided on the northern side of Garshake Road.
- 7.5** The existing hedge along Garshake Road would be removed and replaced by a new hedge set back from the new footpath with a area of grass between the new hedge and the footpath. No other boundary treatment apart from two gate posts are proposed along Garshake Road and the cemetery will not be locked in the evening. Internally, the cemetery would be landscaped and include areas of woodland planting, wildflower turf, perfumed specimens for the blind, mown grass, low maintenance grass, gravel, tarmac and natural stone paving. A second vehicular access would also be located on Garshake Road, providing dedicated access and parking for the memorial garden. Once the landscaping is established, a pleasant environment should be created, in conjunction with improved pedestrian access on Garshake Road. Pedestrian

links to the existing footpath network between Garshake Avenue and Whiteford Crescent will also be provided. In order to minimise disruption during construction, the hours of construction will be restricted through the use of an appropriate condition. Once operational, the main disruption or impact will be when funerals are being held. However, with the improved turning facilities and additional on site parking, any disruption should be minimised. Overall, it is considered that the location, layout, landscaping proposals and design of the cemetery are acceptable.

Pre-Application Consultation

- 7.6** As the application is for major development, pre-application consultation was required to be carried out prior to submission of the application. A public exhibition took place in the Council Offices Foyer in Garshake Road and the Dumbarton Library. Presentations were made to the Dumbarton East and Central Community Council and Silverton and Overtoun Community Council. A statutory notice was published in the local press and a survey monkey questionnaire was on the Council's website. A number of revisions were made to the scheme as a result of public consultation, including the provision of a turning circle, additional parking, a new footpath link on Garshake Road with handrail, tarmac pathways within the cemetery and the removal of a proposed footpath along the rear of houses on Garshake Avenue. A number of points raised as desirable by people who participate in the survey had already been incorporated into the design such as the walling in local stone and hedging, water tap provision and shelter provision.

Technical Issues

- 7.7** The Council's Roads Service has no objection subject to the agreement of detailed detailed plans for the access, parking and drainage. SEPA have no objection subject to the removal of any existing field drainage features within the site. These matters can be addressed by way of conditions.

8. CONCLUSION

- 8.1** Additional cemetery space is required in Dumbarton, and the proposed site has been allocated for such use in the adopted local plan and the emerging development plan. There will be no significant adverse impact on residential amenity, and the proposed layout, design and access arrangements are all considered to be acceptable.

9. CONDITIONS

- 01. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage scheme shall include removal of any existing field drains from the interment area, and shall incorporate the principles of Sustainable Urban Drainage Systems within its design. No surface water may be shed onto the public road. The approved**

drainage arrangements shall thereafter shall be implemented as approved.

- 02. Prior to the commencement of works, full details of the design and location of all hard surfaces, walls, gate posts, railings, fences and bin stores to be installed on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 03. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.**
- 04. A landscaping scheme for the site including the phasing of the landscaping shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the cemetery is in use. The landscaping shall thereafter be maintained in accordance with these details.**
- 05. The developer shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the construction phase, and shall ensure that adequate and continuing measures are taken such that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction or any other vehicles. Details of the measures to be implemented shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented as approved.**
- 06. Prior to the commencement of development, a scheme for the control and mitigation of dust shall be submitted for the written approval of the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction and identify measures to prevent or limit the occurrence and impact of such dust and thereafter shall be implemented as approved.**
- 07. Prior to the commencement of development on site details of the final design and specification of all new and altered roads, footpaths and parking areas shall be submitted to and approved in writing by the Planning Authority. Such details shall include:**
 - Details of the vehicular access junctions onto Garshake Road, which shall incorporate sightline of not less than 2.5m by 90m by 1.05m at the main junction and 2m by 70m (SW)/45m (NE)**

by 1.05m at the memorial garden junction, unless otherwise agreed;

- Details of the design of new footways, including gradients;
- Details of any gates onto the public road, which must be at least 6m back from the carriageway and open into the site;
- Details of the location and design of the proposed traffic calming measures;

The approved works shall thereafter be implemented prior to the occupation of the development unless otherwise agreed in writing with the Planning Authority.

08. Prior to the occupation of the development, all roads, footpaths and car parking spaces within and serving the development shall be completed to their final specification.

Richard Cairns
Executive Director of Infrastructure and Regeneration
Date: 12 November 2013

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental and Economic Development,
Council Offices, Clydebank. G811TG.
01389 738656
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None.

Background Papers:

1. Application forms and plans;
2. Consultation responses and letter of representation;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan (WDLDP), Proposed Plan.

Wards affected: Ward 2 (Leven)

HOUSING, ENVIRONMENTAL & ECONOMIC DEVELOPMENT DEPARTMENT

Committee	Planning Committee	Date	12/11/2013
Title of Report	DC13/228		
Service Area	HEED		
Report Author	Pamela Clifford		
Summary of report for Convener/Chair of Committee Planning permission is sought to form a new cemetery and associated works on land at Garshake Road, Dumbarton. There has been one letter of representation submitted in relation to the application and the recommendation is to grant planning permission.			

‘SMART’ Actions (based on recommendations) to be included on Covalent, if approved by Committee.

Covalent Code*	Action (this wording will be copied into Covalent)	Target Date	Officer action to be ‘Assigned to’	‘Managed By’

I confirm that the attached report has been proof-read by me personally, has been reviewed by Legal and Finance officers and is, in my opinion, of a quality suitable for submission to Committee.

Name: Pamela Clifford

Date: 12 November 2013