

Report to Planning Committee

10th February 2021

Application Reference	DC/20/65051
Application Received	21 st December 2020
Application Description	Proposed single storey rear extension to the existing crematorium, flower store and additional parking spaces.
Application Address	West Bromwich Crematorium, Newton Road, West Bromwich. B71 3SX
Applicant	Mr Mark Satchwell Sandwell MBC - Bereavement Services
Ward	Newton
Contact Officer	William Stevens William_stevens@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to:


- (i) Details of external materials and implementation,
- (ii) Details of drainage,
- (iii) Electric Vehicle charging point details and implementation,
- (iv) Hard and soft landscaping scheme and implementation, and
- (v) Archaeological study



2 Reasons for Recommendations

- 2.1 The proposed development would enhance existing staff facilities and provide an onsite flower store to serve visitors, without compromising the footprint of the existing development. An additional 11 parking spaces are proposed (totalling 33 with two disabled bays and two electrical vehicle charging points).

3 How does this deliver objectives of the Corporate Plan?

	Strong resilient communities - The changes to this site would offer an extension to the existing crematorium facilities which will provide improved public parking and staff facilities.
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4 Context

- 4.1 This application is being reported to your Planning Committee because the application has been submitted on behalf of the Council.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Aerial Photograph](#)

[Sandwell Valley Crematorium street view](#)

5 Key Considerations

- 5.1 The site is currently a crematorium within the green belt.
- 5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)



6. The Application Site

6.1 The application site is situated on the corner of Newton Road and Forge Lane, West Bromwich. The application site relates to Sandwell Valley Crematorium.

7. Planning History

7.1 There are several historic planning applications associated with this site. In addition, an application for a new burial ground area adjacent to this site is also on your agenda (DC/20/65053 refers).

7.2 The relevant planning applications are as follows: -

7.3	DD/19807	Extension of crematorium grounds. New roadway. New chapel.	Deemed approved 30/03/1987
	DC/08/50422	Proposed part demolition and alteration to existing crematorium to provide memorial sales, florist and cafe and construction of a replacement crematorium.	Granted with conditions 01/04/2009
	DC/13/56659	Proposed wake facility to include wc, bar and kitchen facilities and replacement of existing coach park with 22 car parking spaces.	Granted with conditions 23/05/2014
	DC/14/56826	Proposed change of use from offices to forensic digital autopsy facility, with adjacent covered delivery area.	Granted with conditions 04/04/2014
	DC/14/57446	Proposed change of use from unused field to pet memorial garden.	Granted with Conditions 21/11/2014



8. Application Details

- 8.1 The applicant proposes to erect a single storey rear extension to the existing crematorium to increase the staff facilities and a flower store. The existing car park will also be extended by 11 spaces.
- 8.2 The proposed staff facilities would include providing a staff room, a garage and an external store. The existing service yard will also be extended.
- 8.3 The staff facilities would be of irregular shape and measure a maximum width of 16.0m, a maximum width of 9.5, and due to level changes a maximum height of 7.0m.
- 8.4 The new flower store will be allocated opposite the entrance to the existing chapel and would measure 6.0m wide, a depth of 4.7m and a maximum height of 4.4m.

9. Publicity

- 9.1 The application has been publicised by site notice without response.

10. Consultee responses

10.1 Highways

The Council's Highways Department have raised no objections to the proposal.

10.2 Planning Policy

No objection as the development accords with the provisions of the NPPF (see point 11 below).



11. National Planning Policy

- 11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.
- 11.2 Paragraph 145 of the adopted National Planning Policy Framework states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt except for the provision of appropriate facilities such as cemeteries and burial grounds.

12. Local Planning Policy

- 12.1 The following policies of the Council's Development Plan are relevant: -

CSP4: Place Making

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect

SAD EOS2: Green Belt

SAD EOS9: Urban Design Principles

SAD DM6: Community Facilities

SAD HE 5: Archaeology and Development Proposals

- 12.2 CSP4 promotes good design, requiring a bespoke approach to place-making and a high quality of design of the built and natural environment. It is considered that the proposal meets the requirements of this policy.
- 12.3 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality environments. The scheme is acceptable in appearance and is modest when compared to the existing facility.
- 12.4 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. Conditions regarding this can be attached to any approval.



- 12.5 With regards to DM6, the proposal seeks to enhance an existing community facility.
- 12.6 HE5 states that conditions should be attached to planning permissions for an appropriate level of archaeological evaluation and recording (preservation by record).
- 12.7 Policy SAD EOS2 Greenbelt which states new buildings are inappropriate development unless for specific use, Cemeteries are listed as an exception.

13. Material Considerations

13.1 The material considerations relating to Government Policy (NPPF) and proposals within the Development Plan have been referred to above in Sections 11 and 12. With regards to the other considerations these are highlighted below.

13.2 Government policy (NPPF)

It is considered that the proposal is of satisfactory design that would not cause any significant highway safety or amenity issues and complies with the provisions of the National Planning Policy Framework (see point 11 above).

14 Alternative Options

14.1 Refusal of this application is an option if there are material planning reasons for doing so. As indicated above the proposal is deemed policy compliant and there are no other relevant material considerations.

15 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
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Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None
Social Value	None

16. Appendices

Location plan

AG(0-) 02 Existing and proposed site plan

AG(0-) 03 REV B – Proposed flower shop floor and elevation plans

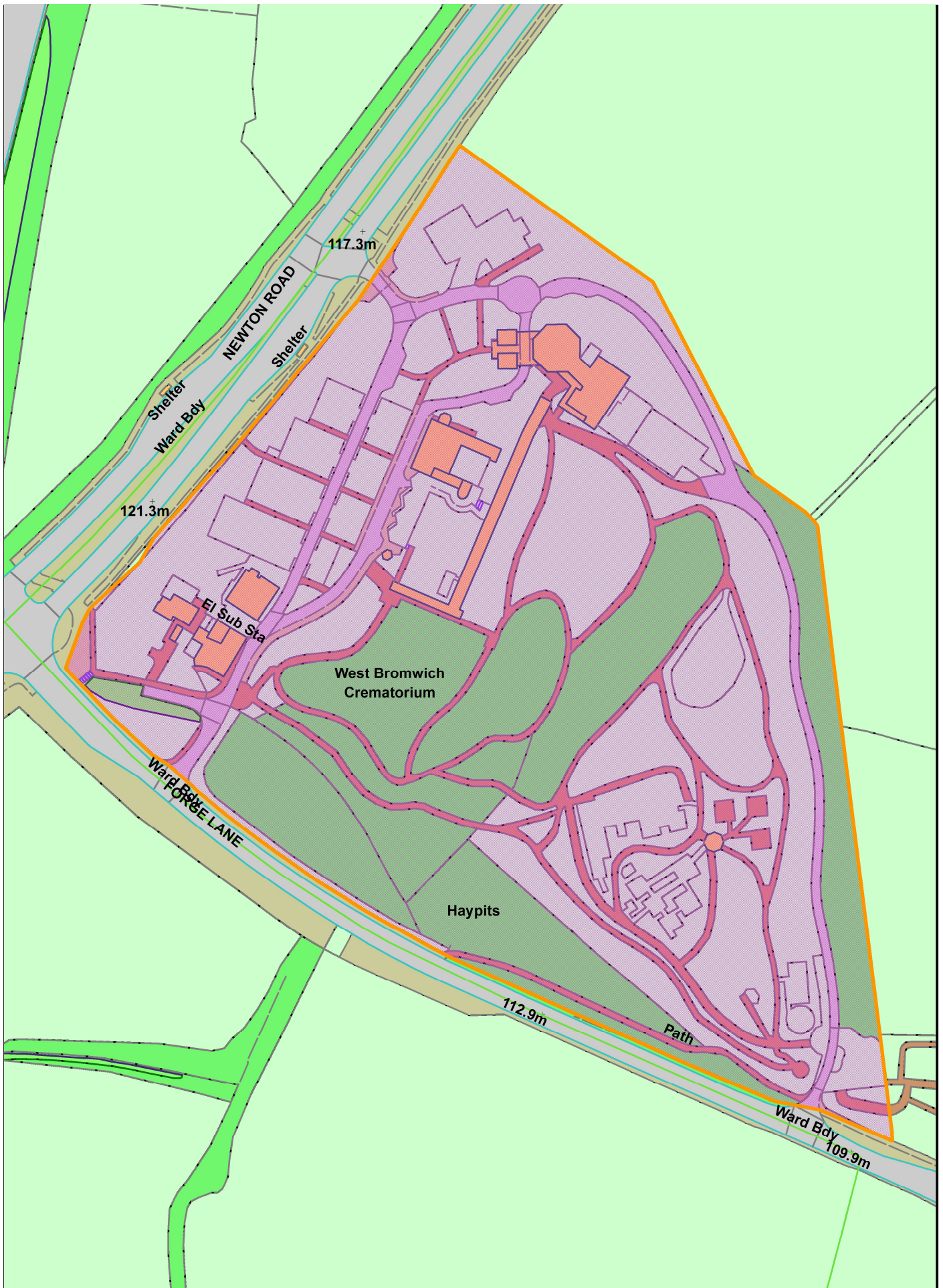
AG(0-) 04 REV B – Proposed rear store floor and elevation plans

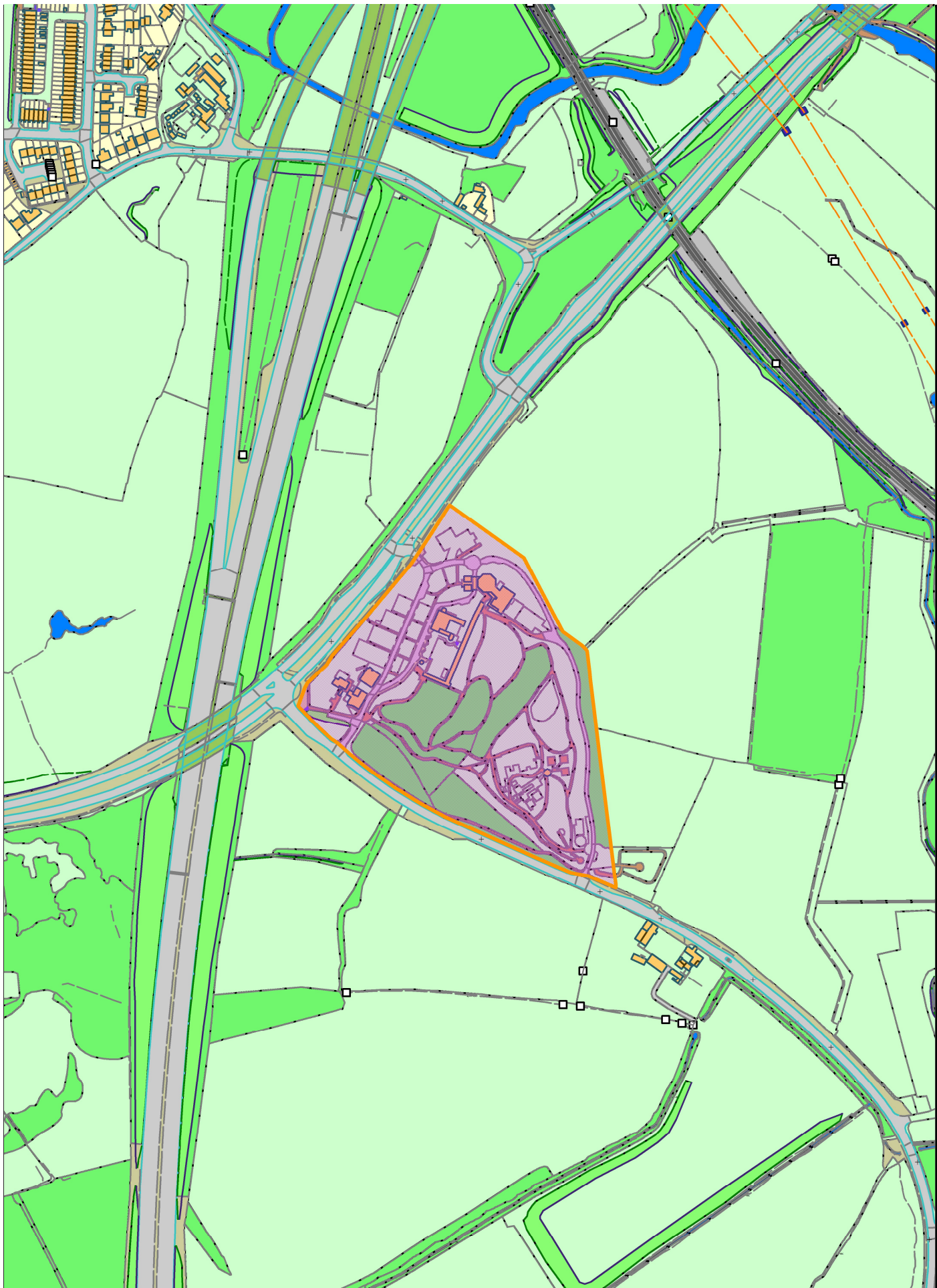
L-G(9-) 01. S2 Proposed crematorium alterations master plan including landscaping.


17. Background Papers

None.







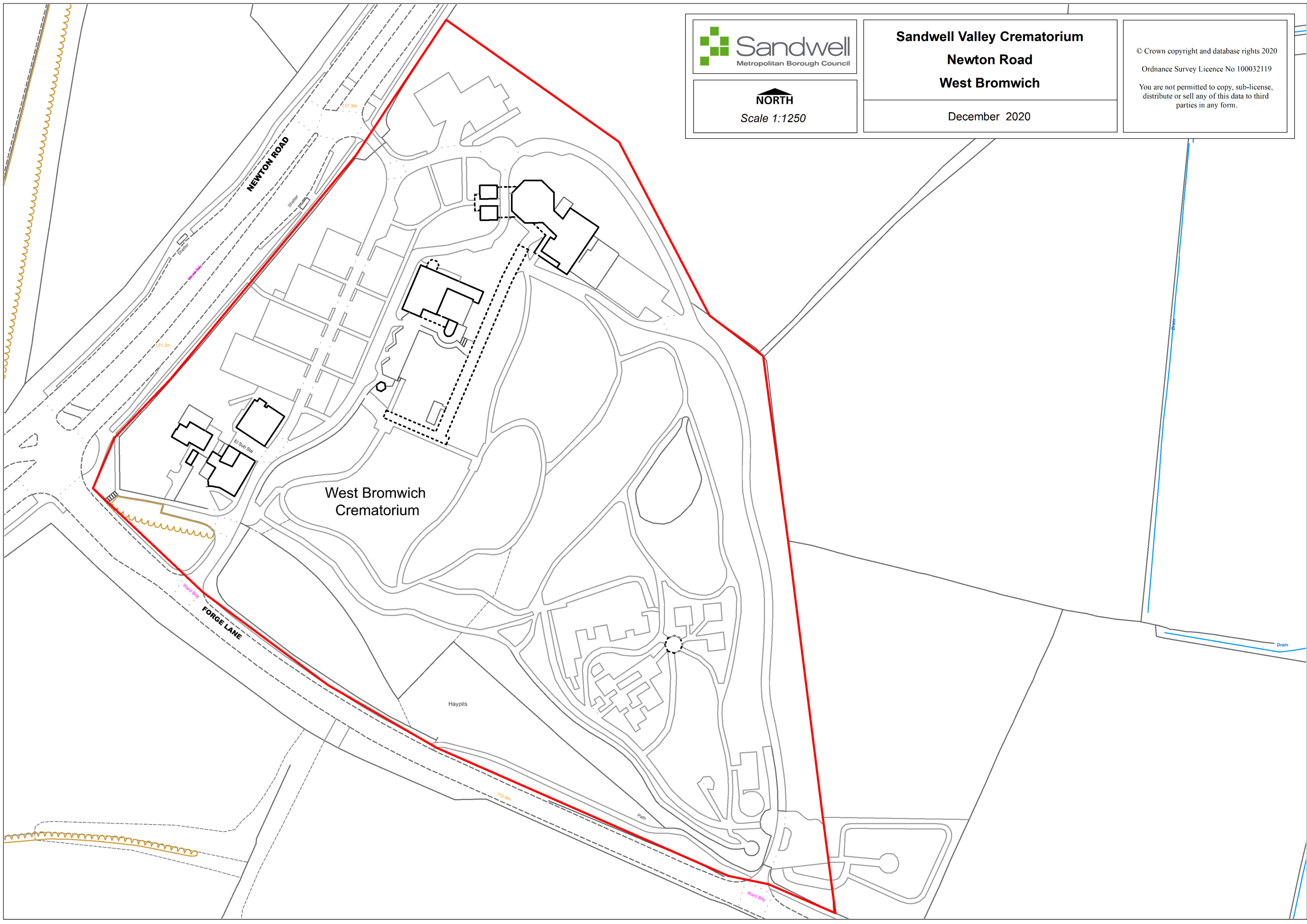
 **Sandwell**
Metropolitan Borough Council

NORTH
Scale 1:1250

Sandwell Valley Crematorium
Newton Road
West Bromwich

December 2020

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Notes
 The Contractor will be responsible for setting out the work.
 All dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.

North Point

Key Plan

Rev	Date	Revision Note	By	Check



Project
 Sandwell Valley Crematorium
 Location
 Newton Road,
 West Bromwich
 Sheet title
 Crematorium Alteration - Existing and Proposed Site Plans
 Status

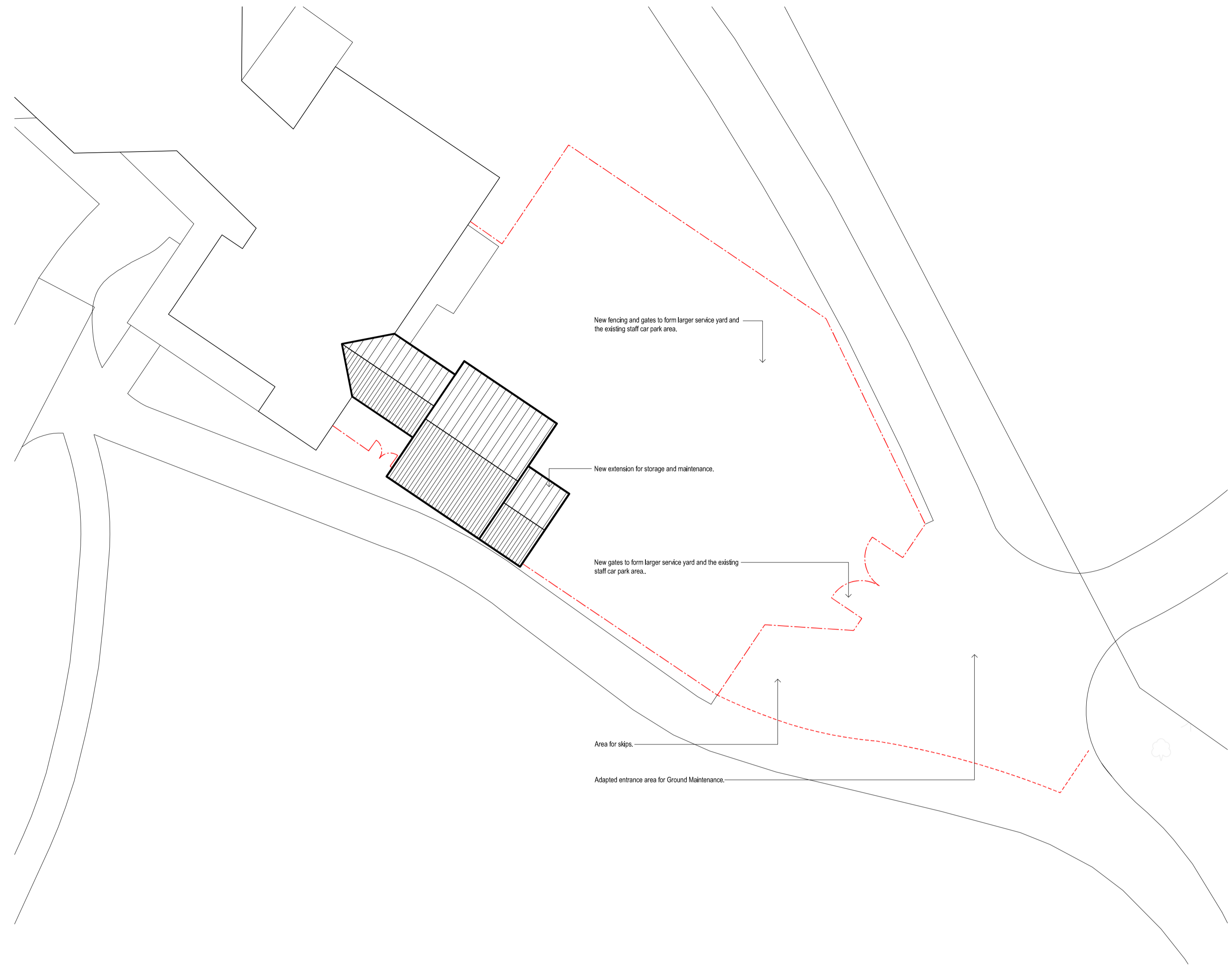
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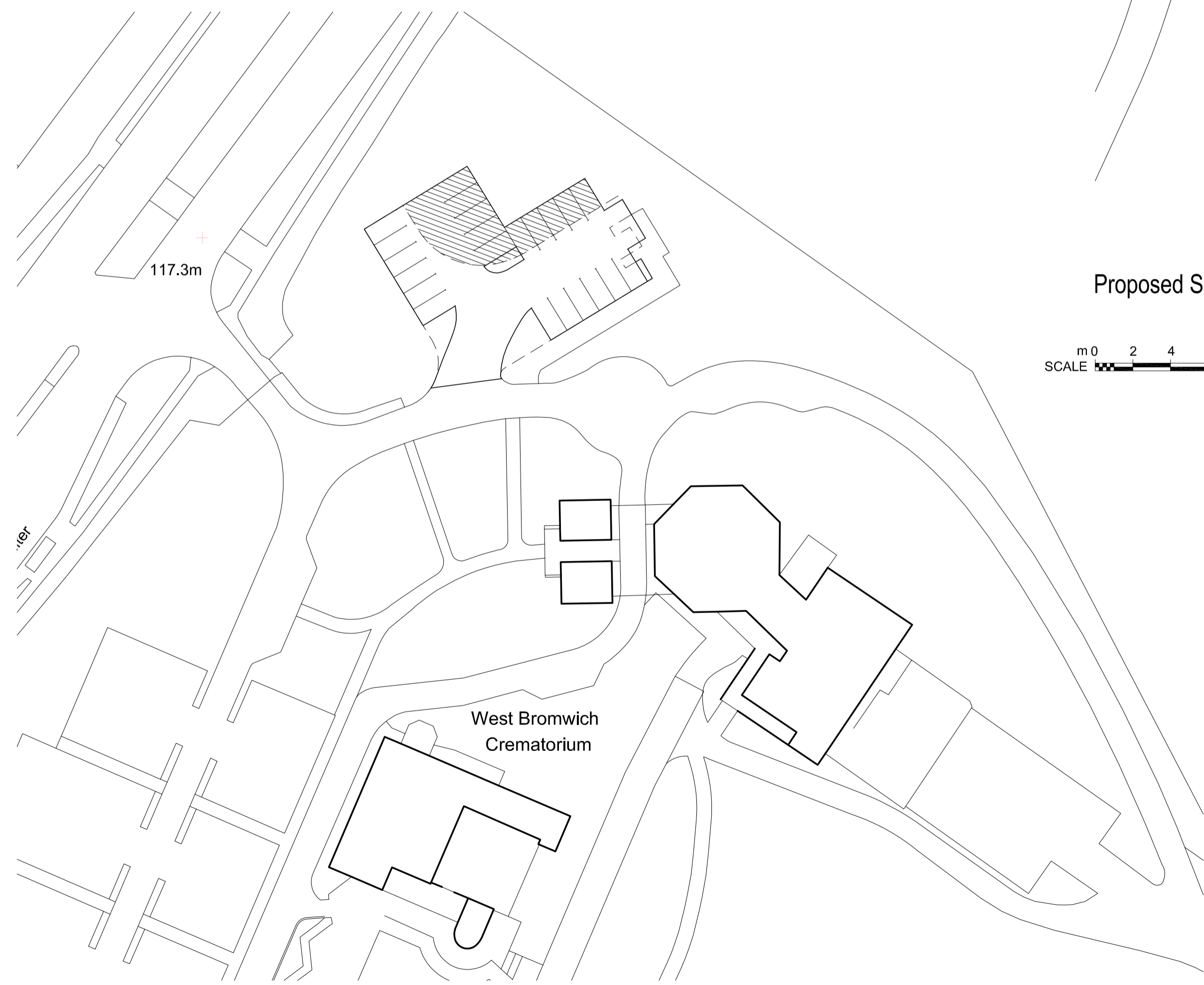
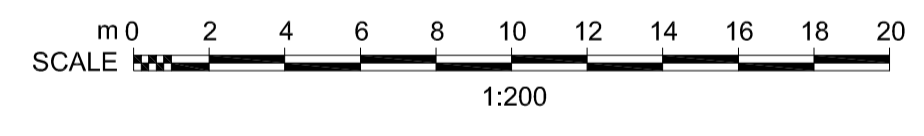
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Job No. Contractors Drawing No. (if required)

Urban Design & Building Services
 Sandwell Council House
 Fresh Street, Oldbury,
 B69 3DE
 Tel: 0121 569 4541



Proposed Site Plan - 1:200



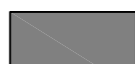

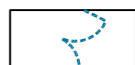





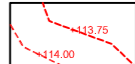


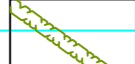



Existing Site Plan

Sandwell Valley Crematorium - Proposed Extension - Existing & Proposed Site Plans



Notes
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KEY

-  Bitmac road/car park
-  Pedestrian footpath/paving
-  Ornamental fencing & gates
-  Palladin fencing & gates
-  Automated vehicle barrier
-  Lighting columns & CCTV - existing retained
-  Lighting columns - existing removed
-  Lighting columns - proposed
-  Key Plan
-  Levels & contours - proposed
-  Trees & shrubs - existing
-  Trees - proposed
-  Hedges - existing
-  Hedges - proposed
-  Ornamental shrubs - proposed

Rev	Date	Revision Note	By	Check



Project
 Sandwell Valley Crematorium
Location
 Newton Road, West Bromwich

Sheet title
 Crematorium Alteration GA, West Bromwich

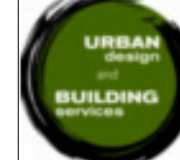
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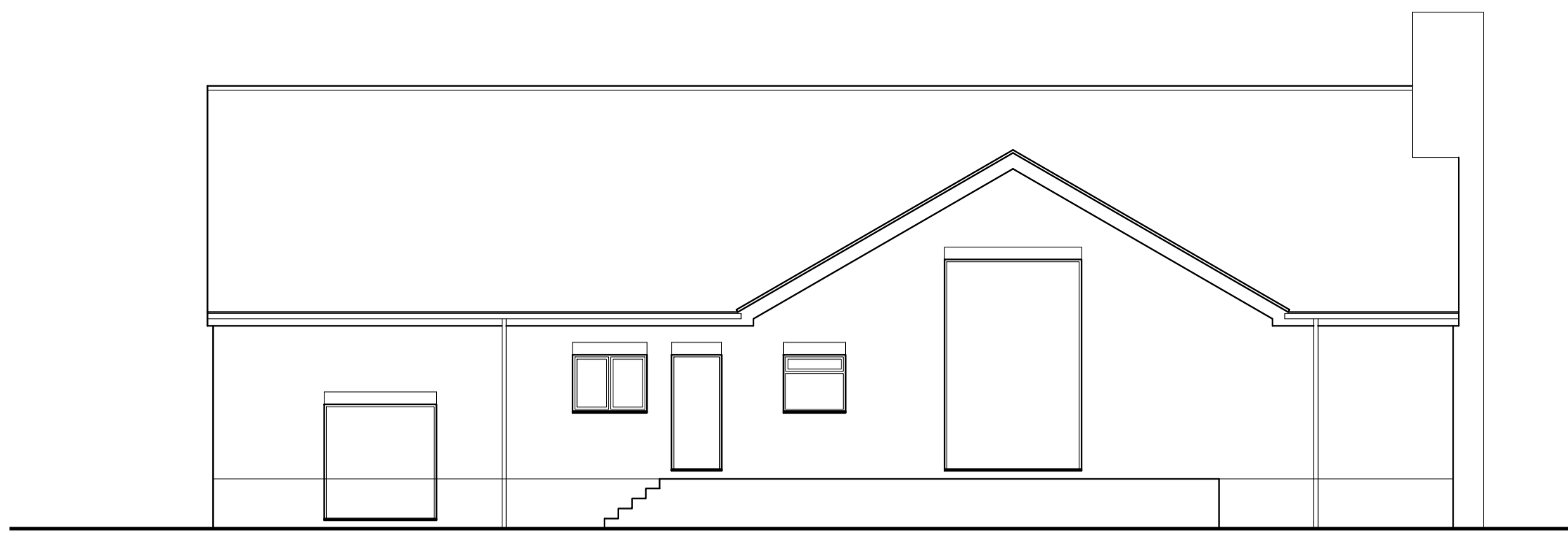
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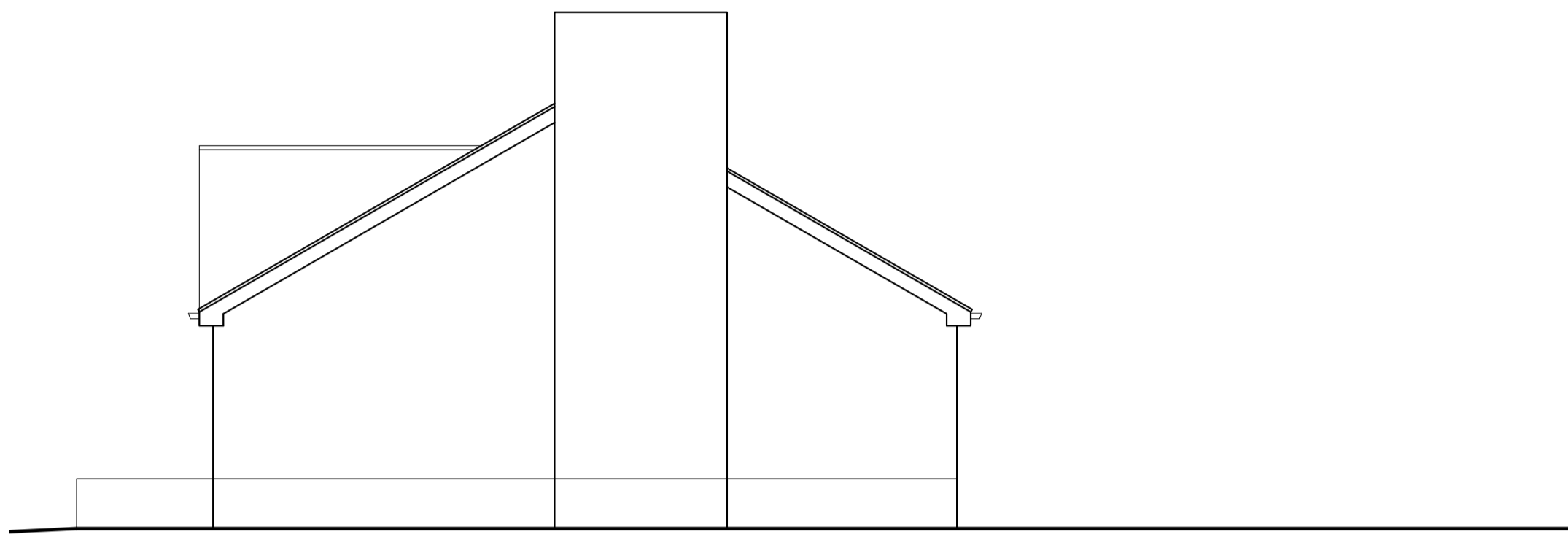
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Contractors Drawing No. (if required)

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 Sandwell Council House
 Freeth Street, Okbury,
 B89 3DE
 Tel: 0121 569 4541



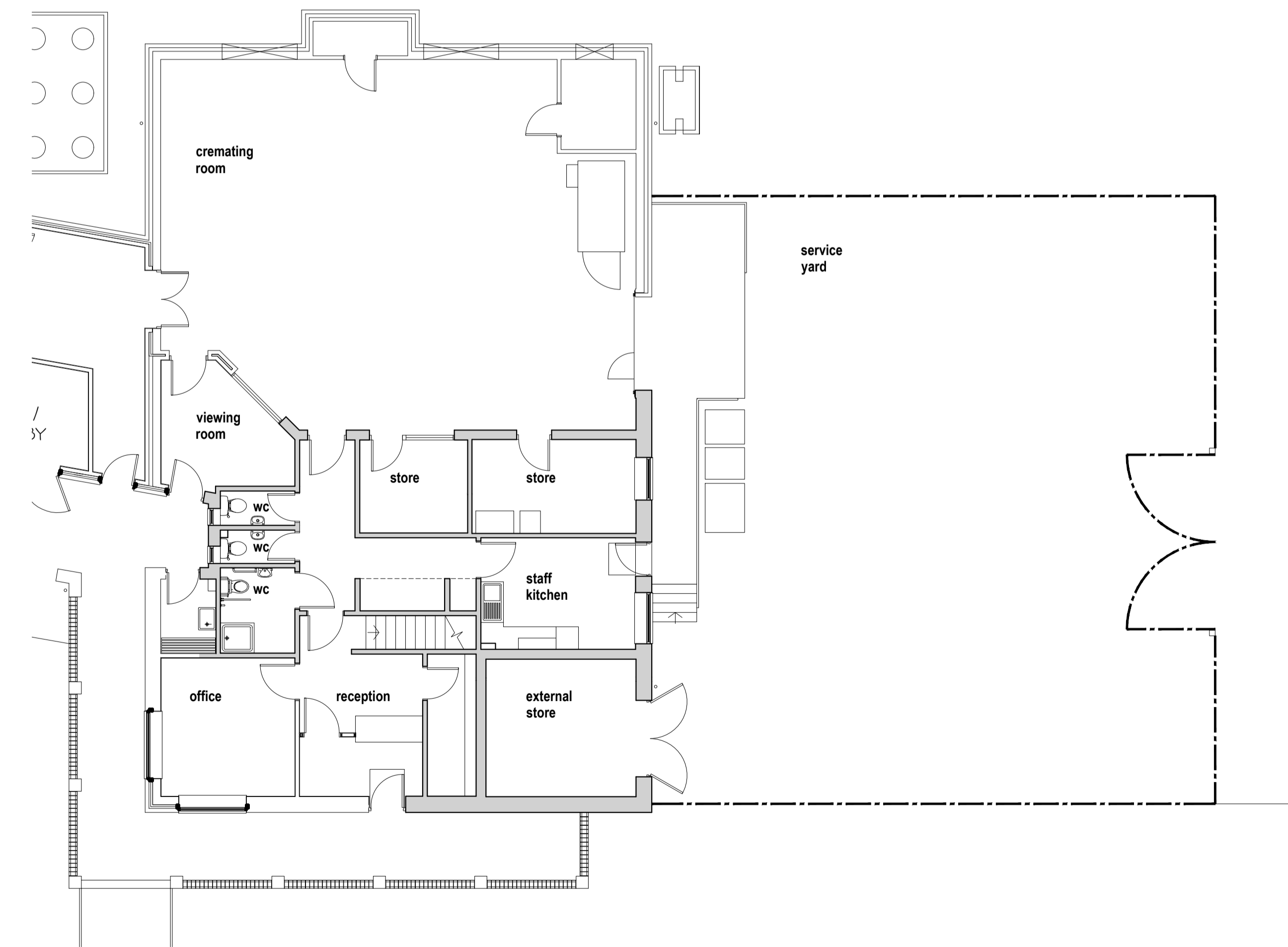


Rear Elevation



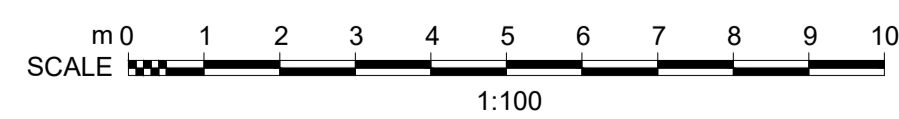
Side Elevation

Existing Elevations

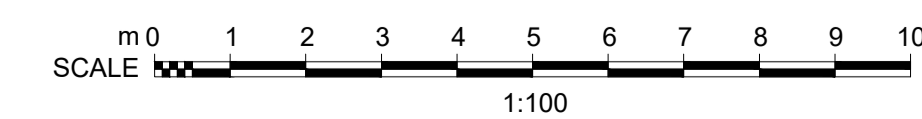


Ground Floor Plan

Existing Plan



Sandwell Valley Crematorium - Proposed Extension - Existing Details



Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

North Point

Key Plan

B	17-12-2020	Now Existing Only.	PE
A	15-12-2020	Scale Bars Added.	PE

Rev	Date	Revision Note	By	Check



Project
Sandwell Valley Crematorium
Location
Newton Road,
West Bromwich
Sheet title
Crematorium Alteration - Existing Details
Status

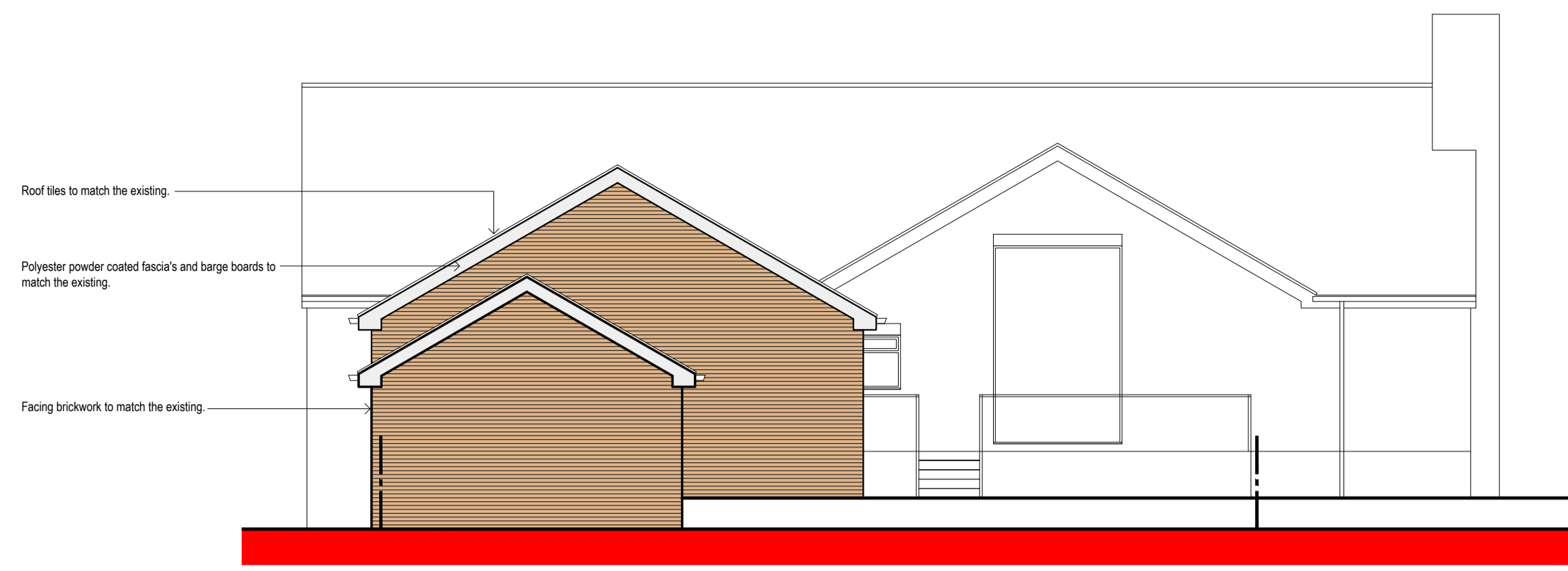
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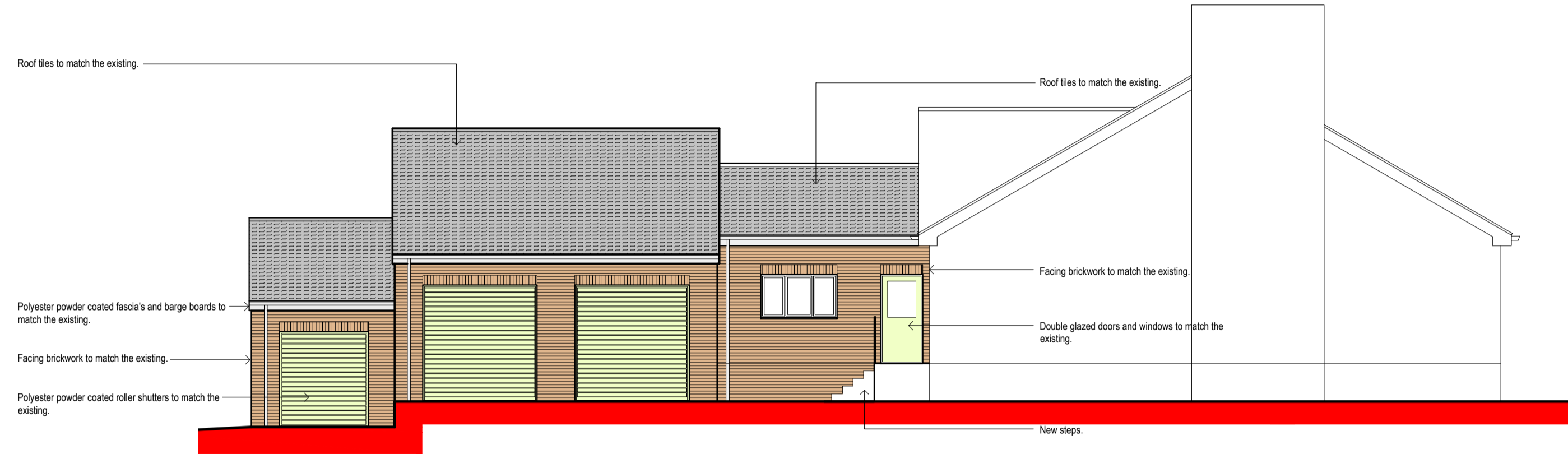
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Tel: 0121 569 4541

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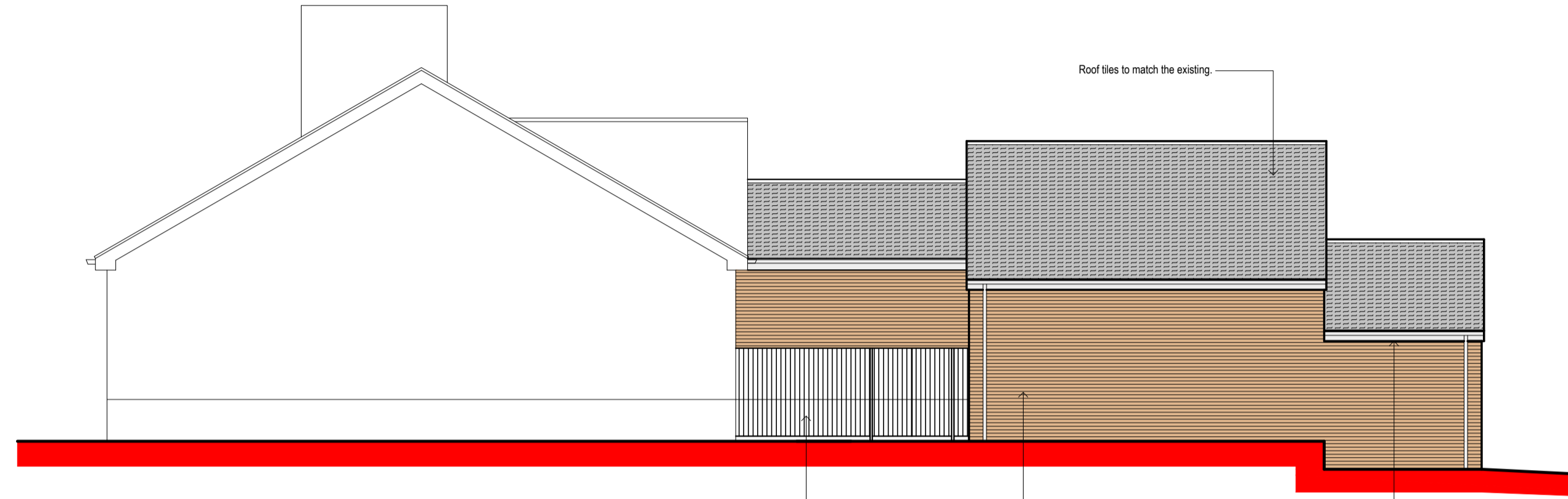


Rear Elevation

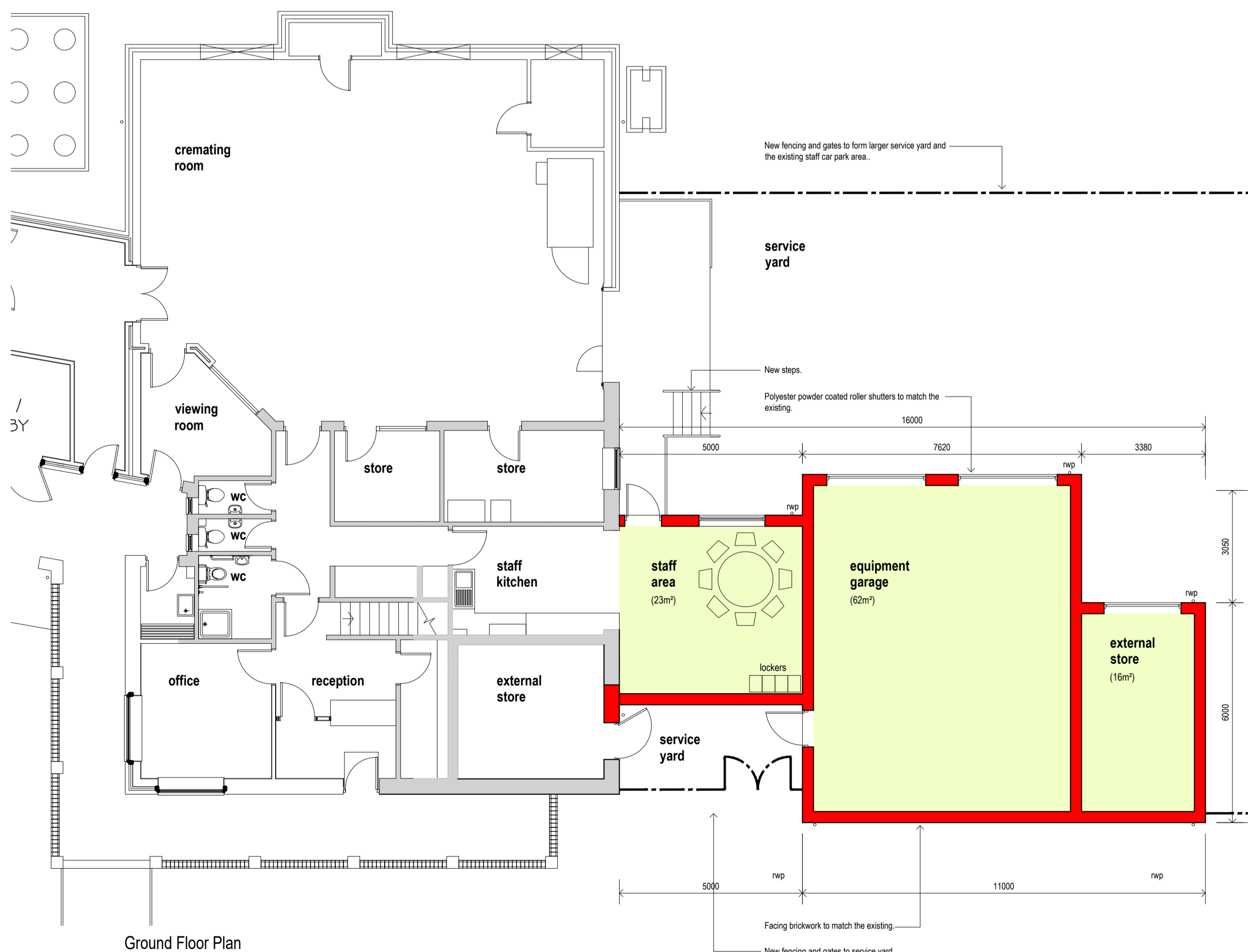
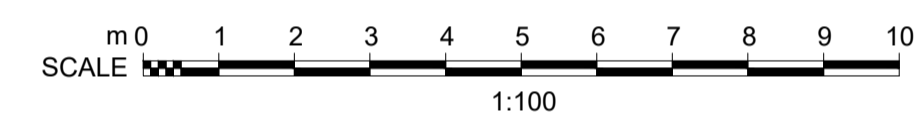


Side Elevation

Proposed Elevations

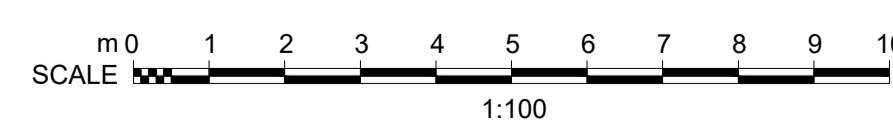


Side Elevation



Ground Floor Plan

Proposed Plan



Proposed Extension - 105m²

Sandwell Valley Crematorium - Proposed Extension - Proposed Details

North Point.

Key Plan.

B	17-12-2020	Now Proposed Only.	PE
A	15-12-2020	Scale Bars Added.	PE
Rev	Date	Revision Note	By Check



Project
 Sandwell Valley Crematorium
 Location
 Newton Road,
 West Bromwich
 Sheet title
 Crematorium Alteration - Proposed Details
 Status

Drawn by	Date	Checked
P.Elwell	Dec 2020	
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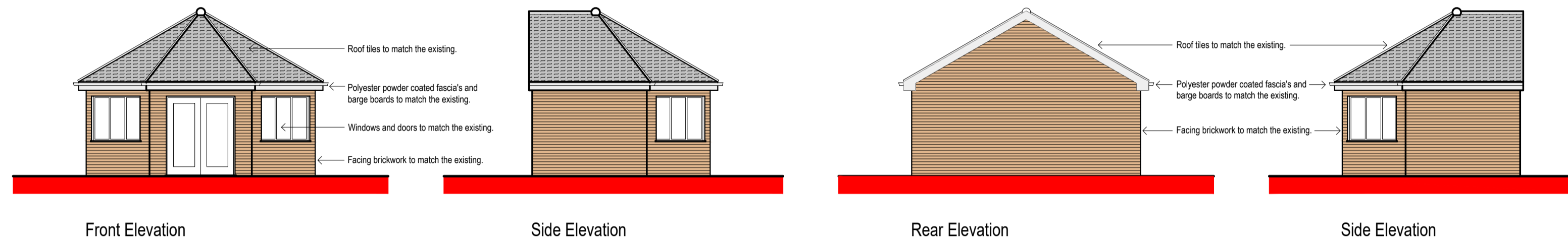
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Job No. Contractors Drawing No. (if required)

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 Sandwell Council House
 Fresh Street, Oldbury,
 B69 3DE
 Tel: 0121 569 4541



Existing View of Crematorium and Offices from where the Flower Shop is to be located - NTS



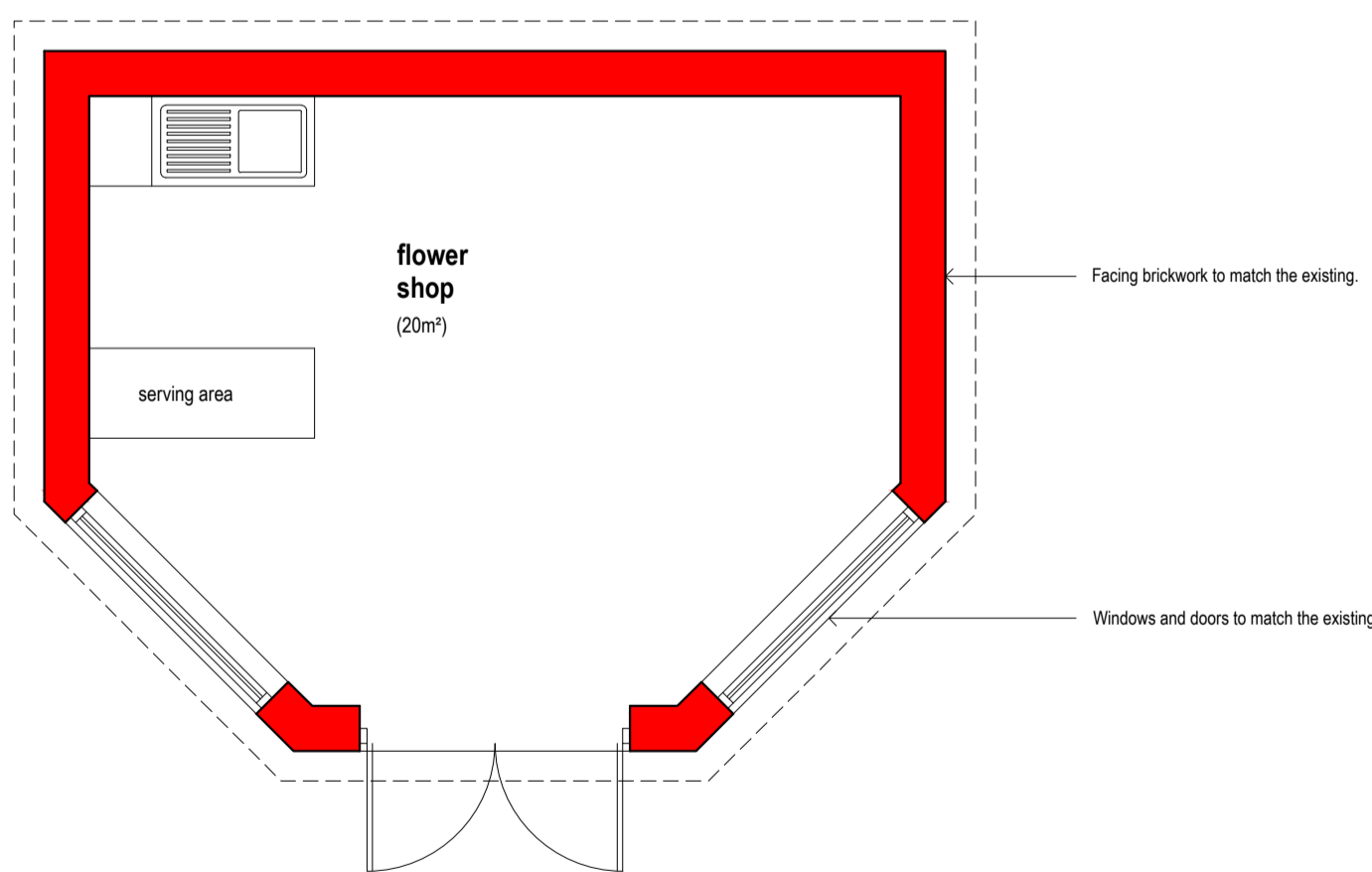
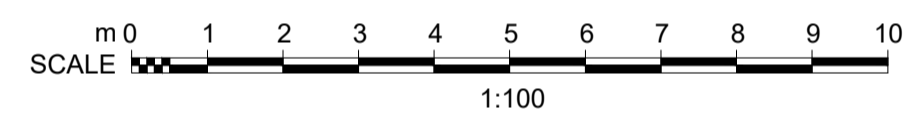
Front Elevation

Side Elevation

Rear Elevation

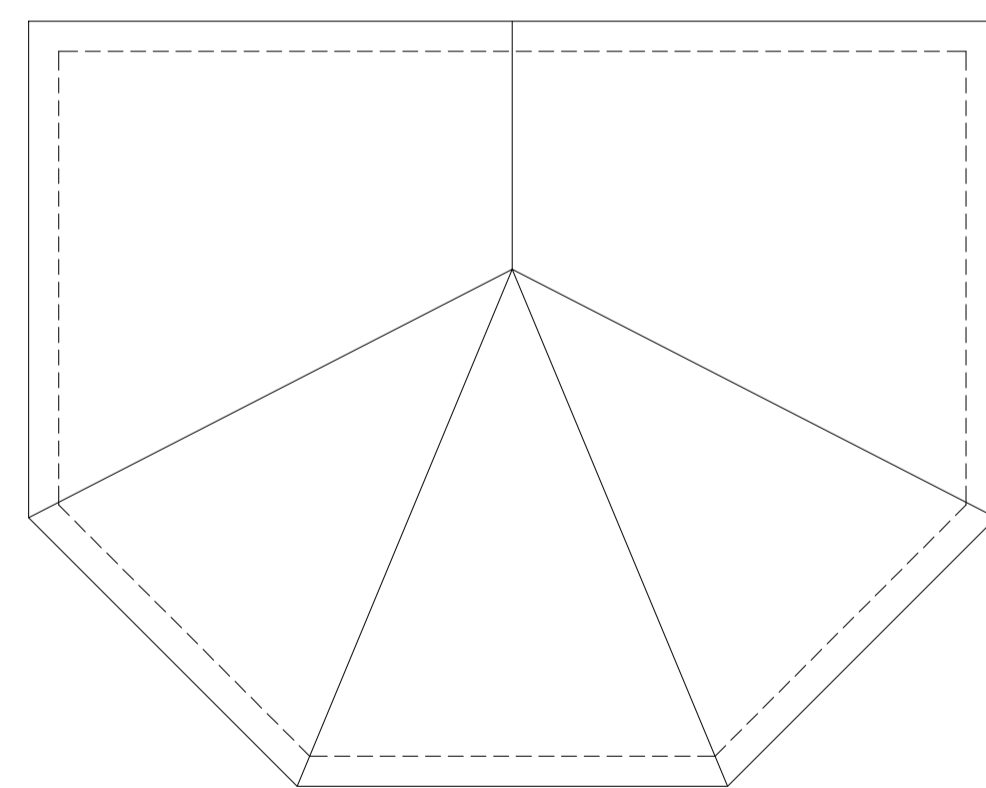
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Proposed Elevations - 1:100

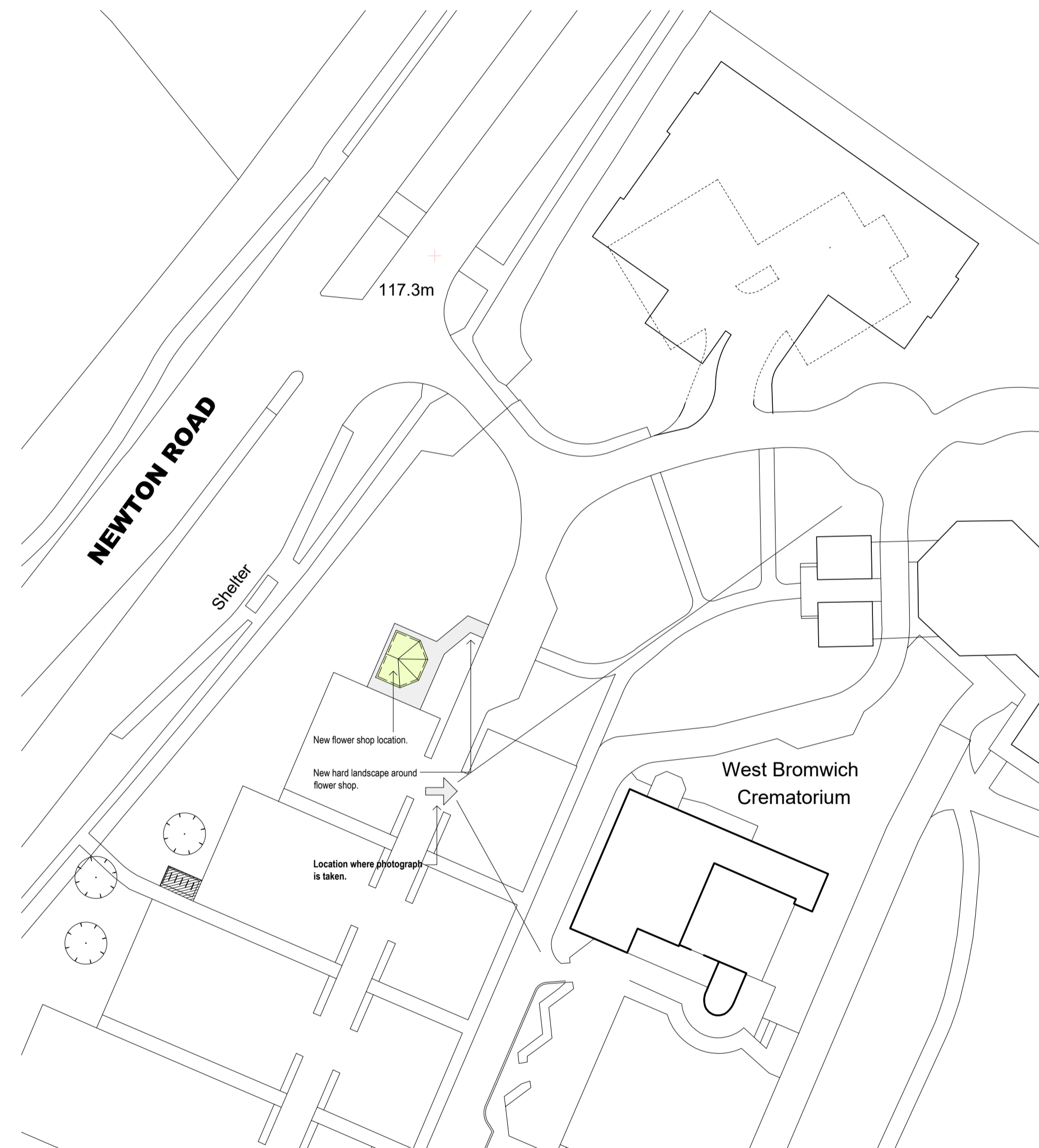


Floor Plan

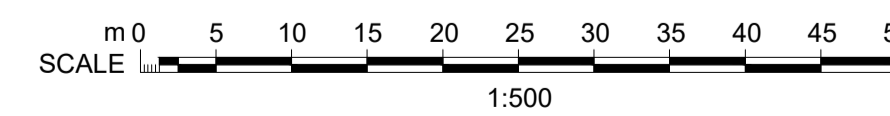
Proposed Plans - 1:50



Roof Plan



Proposed Site Plan - 1:500



Notes
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All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

North Point.

Key Plan.

B	17-12-2020	Side Elevation added.	PE
A	15-12-2020	Scale Bars Added + Photo of existing added.	PE

Rev	Date	Revision Note	By	Check
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Project
Sandwell Valley Crematorium
Location
Newton Road,
West Bromwich
Sheet title
Crematorium Alteration - Proposed Flower Shop Details
Status

Drawn by	Date	Checked
P.Elwell	May 2020	
Scale at A1	Scale at A3	
1:100		

Drawn	Level	Classification	Sheet No.	Subsidiary	Version
00	XX	AG(0-)	03		B

Job No. Contractors Drawing No. (if required)

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Sandwell Valley Crematorium - Proposed Flower Shop - Proposed Details