

**Planning Committee 26<sup>th</sup> September 2012**  
**Addendum**  
**Item 4 - Application R11/0330**  
**Proposed Crematorium & Cemetery, Ashlawn Road, Hillmorton, Rugby**

**Third Party Consultations:**

Cllr Sandison

on behalf of Sustainable Rugby

Comments

Cllr Sandison has confirmed that the responses made by Sustainable Rugby should be noted as concerns and not as either objections or support, as they are an advisory voluntary sector group committed to sustainable development and environmental protection and comment on applications purely within that remit;

Residents for the Protection of Rainsbrook Valley

(Further Comments – Object)

Request comments read out in full at Committee; Willoughby Crematorium proposal dealt with fairly, this one should be too; Rainsbrook Valley will change and be destroyed forever; Approval is seriously flawed and officer report contains many flaws; Ownership of site not a criterion to be used in assessing a planning application; More suitable sites been rejected on possibilities not facts; Land subject to flooding and further investigative works needed, like Willoughby, Mast Site & Winfield Cemetery; Insufficient information in relation to chimney height, same as Willoughby so could be visually intrusive; Unique landscape with site on exposed ridge; Design is dated, uncharacteristic of area and highly visible from lanes and villages; Harm character and appearance of countryside; South West Broad Location site 2.5 miles from town centre same as Ashlawn Road site; Conflicts with CS1, site not next to urban area, it is next to a Local Needs Settlement of Hillmorton; Too close to established residential area, schools, nurseries, playing fields, nature reserve, horse riding school & allotments, unlike other crematoria in area; Previous Planning Inspector rejected plans for a grain store on site being of impact on character and appearance of countryside – crematorium 121 times bigger than that building; Not a sequentially preferable site as on Grade 2 agricultural land – only 12% left in Warwickshire; Need for cemetery not proven; No mention of cemetery and crematorium in Council's Strategic Development Plan; NPPF advises against building on prime quality agricultural land; Proposed hours of use result in services operating at peak times, WCC Highways comments and reports based on activity outside peak hours – serious matter; Site does not support sustainable transport as nearest bus stop is a mile return walk away with no

services on Sundays or public holidays;  
No rail link between Rugby & Daventry and no bus service from station to site – Mast Site far more sustainable;  
Too many decisions based on possibilities and assumptions rather than facts;  
Proposal should be refused.

**Additional Assessment of Proposals:**

The majority of the comments raised above have been addressed within the main officer report. However, for purpose of clarity it should be noted that:

- the fifth refusal reason for the Willoughby Crematorium proposal in relation to chimney height was deleted following further advice from the Council's Environmental Services Section and the advice given in the NPPF. This was reported to Members of Committee at that time. Therefore the approach taken regarding this matter is the same;
- the application site is approximately 1.5 miles, 2.5 kilometres from Rugby Town Centre;
- Hillmorton is part of the Rugby Urban Area and is not a Local Needs Settlement; and
- Following further consultation with the Highway Authority, it is considered that the proposed hours of use should be slightly reduced as per Condition 26 below.

**CONDITIONS:**

Condition 26 shall read:

**CONDITION 26:**

Unless otherwise agreed in writing with the Local Planning Authority, no cremation services, burial services or any other form of services shall take place outside the hours of 09:00 hours to 17:30 hours Mondays to Fridays and 09:00 hours to 14:00 hours on Saturdays. No cremation services, burial services or associated services shall take place on Sundays or Public/Bank Holidays.