

NORTHERN PLANNING COMMITTEE – 8 June 2011

UPDATE TO AGENDA

APPLICATION NO.

11/0366M

LOCATION

Land South of the Junction of Mill Lane and London Road, Adlington

UPDATE PREPARED

6 June 2011

CONSULTATIONS

Environment Agency – No objections subject to conditions

English Heritage – No objections

REPRESENTATIONS

To date, one further letter of representation has been received from a local resident objecting to the proposal on the grounds that the proposal will ruin the visual amenity of the area and significantly devalue their property.

KEY ISSUES

Following the receipt of the additional information, specifically a revised landscape masterplan (plan number 641.1D), the Environment Agency are now able to remove their objection to the application subject to the following conditions:

- 1 Green burials shall only take place in the part of the site that is to the North and West of the watercourse running through the site, as indicated on the submitted revised Landscape Masterplan (plan number 641.1D). The part of the site to the south and east of the watercourse may only be used for the interment of cremated remains or for scattering of ashes in accordance with revised masterplan (plan number 641.1D).
- 2 Burials must not take place within 250 metres of any well, spring or borehole from which a drinking water supply is drawn.
- 3 The place of interment should be at least 30 metres away from any other spring or watercourse, and at least 10 metres away from any field drain.

- 4 Prior to the commencement of green burials in the North West area of the site (as outlined in the revised landscape masterplan reference 641.1.D), groundwater levels shall be monitored on a monthly basis for a period of 12 months. After this 12 month period, monitoring of groundwater in the five window sample boreholes, shall continue to take place on a monthly basis for a 3 year period. The results shall be submitted to the LPA on an annual basis, in consultation with the Environment Agency, for approval.
- 5 The base of all burial pits on the site must maintain a minimum 1 metre clearance above the highest natural water table as identified in the groundwater monitoring on the site.

English Heritage has also confirmed that the proposals are now acceptable to them.

The additional comments received in representation are noted, but the impact upon the visual amenity of the area was addressed in the original report, and the loss of property value is not a material planning consideration, and therefore cannot be afforded any weight in the determination of this application.

CONCLUSION

As in the original report, a recommendation of approval is made.