

APP/94/00383

Creation of a cemetery, including car parking, garden of remembrance, service yard, associated landscaping, fencing and gates, and construction of new access and siting of 2 No. portable buildings. Land off Fox's Bank Lane, Whiston.

**KNOWSLEY MBC -  
DIRECTOR OF  
HOUSING AND  
ENVIRONMENTAL  
HEALTH**

Area & Location of Site

Approximately 8 hectares of land located to the south of Lickers Lane, with access off Fox's Bank Lane, Whiston.

Local Plan - Within Green Belt.

Knowsley Unitary Development Plan - Draft Deposit Version (October 1993) - Green Belt. Landscape Opportunity Area.

Consultations

Transportation and Environmental Strategy Division - No objections in principle.

National Rivers Authority - No objections in principle.

North West Water - No objections subject to no development affecting a water main within the site.

British Coal - No objections.

Campaign for the Protection of Rural England - State that the site does not appear well related to main transport routes and that landscaping proposals are lacking in detail.

St Helens MBC - No objections but recommend relocation of proposed access.

Whiston Town Council - No objection.

APPROVED  
AS PER  
REPORT

DO NOTE: NRA  
NWCC

Representations

The application has been advertised by site and press notice in accordance with the General Development Order. In addition, letters have been sent to 37 nearby properties. One letter of objection has been received from an occupier of a property in Martock, to the north of the site, on grounds of loss of view, impact on visual amenity, highway safety, the occupants not wishing to sit in the garden while funeral corteges pass, and loss of saleability of property. A further letter has been received from an occupier of Rainhill Lodge to the south of the site, requesting an amendment to the layout to include a 3m wide open strip to the front of her property.

REPORT

1. The Site

The site is an area of vacant farmland, approximately 8 ha in area, located to the south of Lickers Lane and west of Fox's Bank Lane.

The site boundaries include lengths of attractive sandstone walls and two areas of substantial trees covering parts of the two highway frontages. There is an attractive mature hedge crossing part of the site. Neighbouring land uses include residential to the north, and farmland with scattered dwellings to the other sides.

## 2. The Current Proposal

The proposed cemetery would be laid out in four phases, covering an anticipated life of 100 years.

The site has been designed as four graves per family plot. The estimated burial rate is 500 per year of which approximately a quarter would be casket burials ie cremation ashes. On this basis, Phase 1 would have an initial life of six years. However, as future generations die, Phase 1 would be re-opened at regular intervals.

Site layout details have been provided for Phase 1, with details to be provided in future years for the other phases. There would be a new access off Fox's Bank Lane, 20 space car park, garden of remembrance wall, and service yard. There would be two portable buildings within the service yard, to provide storage, mess and toilet facilities.

Substantial new landscaping, including areas of planting within the site and a strip of typical width 5m fronting Lickers Lane and Fox's Bank Lane would be provided. Existing trees within the site for Phase 1 would be retained. The boundary walls would be retained, apart from a length alongside Fox's Bank Lane, approximately 100m long which would be part removed and part reduced in height to provide highway access and visibility splays.

There would be an entrance area incorporating ornamental shrubbery. The car park would be fenced and gated using a 1.2m high fence and, subject to availability of funds, a 2.1m high metal fence would be provided around the whole site, for the most part set behind the existing sandstone walls.

## 3. Compliance with the Development Plan

The site is allocated as Green Belt in both the Merseyside Green Belt Local Plan and the Deposit Draft UDP. Cemeteries are one of the uses which the policies of these Plans specifically identify as types of development which may be permitted in the Green Belt. The proposal is considered to comply with the Development Plan.

## 4. Detailed Planning Issues

The main issues are considered to be the visual impact of the proposal on this area of urban fringe countryside, and the impact on highway safety.

The site is considered to be suitable in visual terms for this use. The detailed plans include preservation, as far as is reasonably practicable in highway safety terms, of the existing attractive sandstone walls and trees. The plan also indicates significant new planting which would improve the visual appearance.

The proposed store and mess room portable buildings would be located quite close to the Lickers lane and Fox's Bank Lane frontages but would, be hidden by the proposed tree planting.

The proposed access off Fox's Bank Lane is considered acceptable in highway safety terms, subject to provision of 2.4 x 100m visibility splays. St Helens MBC has requested that the location of the access be amended so that its distance from the existing junction of Fox's Bank Lane and Blundells Lane should be 45m, and not 20m as shown on the submitted drawings. However, it is not considered that this is necessary as the access into the site would only serve the cemetery and no other facilities.

It is considered that the proposal is reasonably well situated in respect of existing public transport facilities, there being bus routes on Fox's Bank Lane and Lickers Lane adjacent to the site.

The proposal would not significantly adversely affect the amenity of any nearby residents, particularly as the vehicular access would be located over 100m from the nearest property.

The National Rivers Authority considers that the proposal is acceptable in ground water protection terms, provided all bodies are buried at least 1m above the water table.

#### Recommendation

That planning permission be granted subject to the following conditions:-

1. This permission refers solely to the provision of a cemetery and associated facilities within Phase 1 as indicated on Drawing No. ED1065/02A received on 22 July 1994. No work shall be carried out on future phases except following the submission and approval of an appropriate planning application covering the relevant phase.
2. No part of the development hereby permitted shall be brought into use until the land between the existing highway boundary on Fox's Bank Lane and visibility splays indicated on Drawing No. ED1065/02A has been cleared of all obstructions exceeding 0.9m in height. The land shall be so maintained at all times that the proposed development is in use.
3. The development hereby permitted shall not be brought into use until the car parking spaces as shown on the submitted layout plan (Ref ED1065/02A received on 22 July 1994) have been surfaced and marked out on the site. These spaces shall thereafter be made available for these purposes at all times that the development hereby permitted is in use.
4. The existing sandstone walls fronting Lickers Lane and Fox's Bank Lane shall be retained in their entirety at all times including coping stones, except insofar as partial removal and lowering is required to provide the access to the site and visibility splays as indicated on Drawing No. ED1065/02A.
5. All existing coping stones on the lengths of sandstone wall to be lowered, as indicated on Drawing No. ED1065/02A shall be carefully removed, cleaned and stored separately on the site during the course of construction works, and then replaced on the wall, giving a total height of 0.9m above the level of the adjacent carriageway, prior to the cemetery first being brought into use.

6. The development hereby permitted shall not be commenced and no existing trees shall be felled until a detailed landscaping scheme covering the area of Phase 1 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:-
- a. the exact location and species of all existing trees and other planting to be retained;
  - b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sq m of all new planting;
  - c. an outline specification for ground preparation;
  - d. all proposed boundary treatments, with supporting elevations and construction details;
  - e. all proposed hard landscape elements and pavings, including layout, materials and colours;
  - f. the proposed arrangements and specifications for initial establishment maintenance and longer term maintenance of all planted and/or turfed areas.

The scheme shall be wholly implemented in its finally approved form within one year or the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a minimum period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

7. No part of the development hereby permitted shall be commenced until all existing trees/hedges to be retained on site have been protected by fencing or other appropriate measures in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. No storage of plant or material (including soil), works (including movement of soil, vehicular movements, siting of temporary buildings or other works) or tipping of liquids shall take place within the protective fencing thereby defined.
8. No part of the development hereby permitted shall be commenced until full elevational details of all proposed fencing including its precise specification and colour, have been submitted to and approved in writing by the Local Planning Authority.

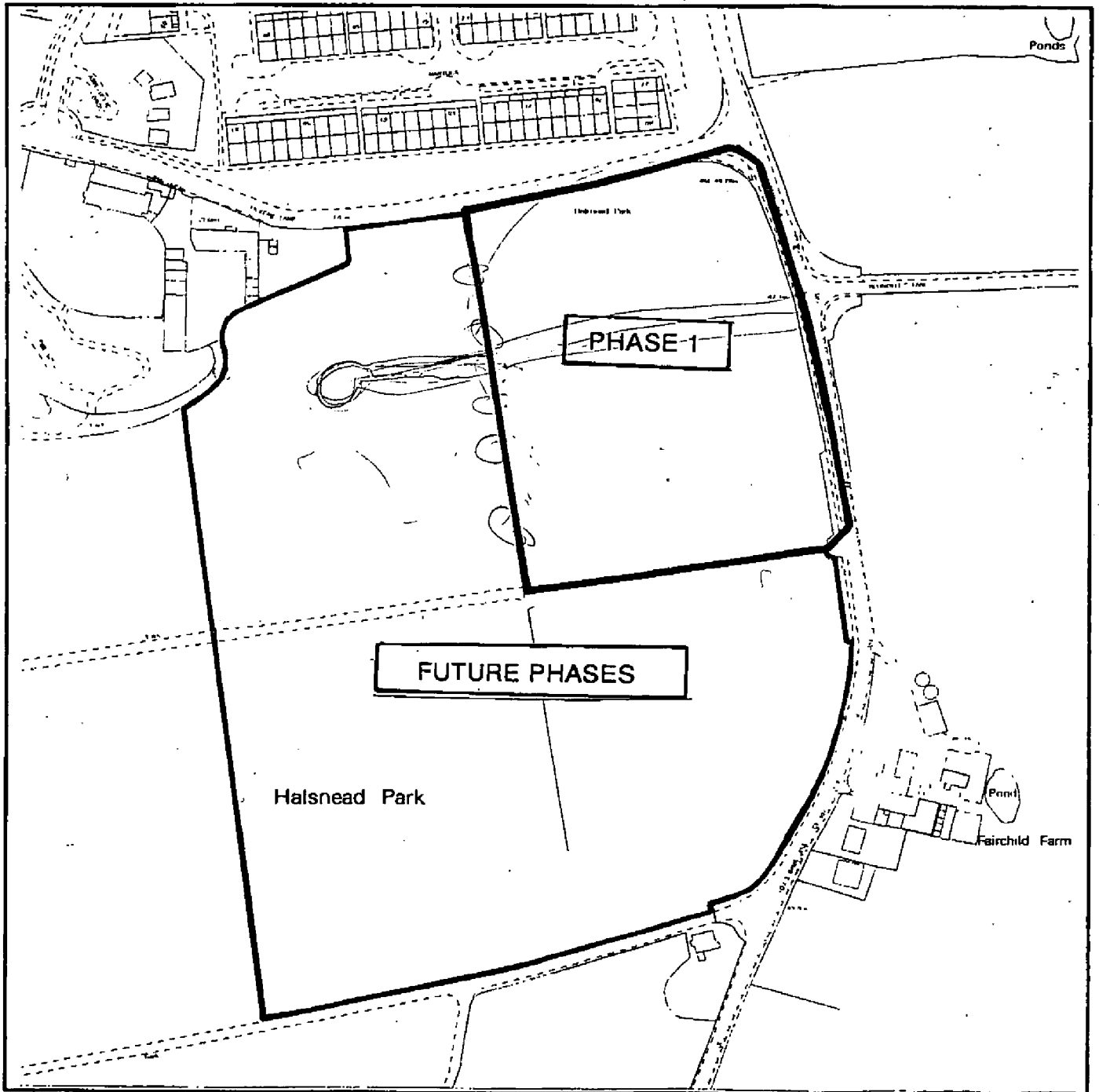
#### Reasons

1. For the avoidance of doubt, no details having been submitted for Phases 2, 3 and 4.
2. In the interests of highway safety.
3. To ensure a satisfactory provision of off street parking in the interests of highway safety.
4. to 8. In the interests of visual amenity taking into account the location of the site in the Merseyside Green Belt.

# APPLICATION No: APP/94/00383

Proposed Development: LAND OFF FOX'S BANK LANE,  
WHISTON.

Committee Date: 22nd SEPTEMBER 1994



Scale: 1/2500

