

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING & DEVELOPMENT CONTROL COMMITTEE**

**DATE:** **WEDNESDAY, 8 OCTOBER 2014**

**REPORT BY:** **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**SUBJECT:** **052334 - GENERAL MATTERS CONSTRUCTION OF A NEW CREMATORIUM, ASSOCIATED CAR PARK, ACCESS ROAD AND ANCILLARY WORKS, LANDSCAPING, GARDENS OF REMEMBRANCE AND AREA FOR NATURAL BURIALS ON LAND AT KELSTERTON LANE/OAKENHOLT LANE, NEAR NORTHOP**

**1.00 APPLICATION NUMBER**

1.01 052334

**2.00 APPLICANT**

2.01 Memoria Ltd.

**3.00 SITE**

3.01 Land at Kelsterton Lane/Oakenholt Lane, Near Northop

**4.00 APPLICATION VALID DATE**

4.01 25<sup>th</sup> June 2014.

**5.00 PURPOSE OF REPORT**

5.01 Members may recall at the Planning & Development Control Committee held on 18<sup>th</sup> June 2014, that authority was obtained for the holding of a Special Planning & Development Control Committee to determine a planning application submitted under Code No. 051043 for the erection of a crematorium on land to the south of Tyddyn Starkey, Starkey Lane, Northop.

5.02 Following that meeting a separate application has been submitted under Code No. 052334 by Memoria Ltd for the erection of a crematorium on land at Kelsterton Lane/Oakenholt Lane, Near

Northop.

- 5.03 As both applications propose a similar development and in view of the complex site selection issues and siting criteria involved in assessing such a facility, there would be some merit in considering both applications at the same committee. The purpose of the report is therefore to seek authority for the Special Planning Committee (which is anticipated to be held in November 2014) to also consider application ref. 052334, providing that it is in the view of the Chief Officer (Planning and Environment) ready to be determined.

## **6.00 REPORT**

- 6.01 The procedure for determining major applications is in accordance with the policy approved by the Planning Committee on 7<sup>th</sup> July 1999 (minute number 98). This policy provides that, where the Committee considers an application to be of major significance, the application will be dealt with by a special meeting of the Committee. The policy also provides for interested parties to be given the opportunity of making oral representations to the Committee as part of the decision making process.
- 6.02 Although both of these applications must be considered separately, they are both developments of major significance and issues of local and regional importance will be raised which will require careful consideration for the following reasons:-
- i. The proposals by competing operators have generated significant interest both within and outside the County, the outcome of which will have an effect not only locally but also at a sub-regional level.
  - ii. It would be reasonable to undertake a comparison of the two sites, in greater detail than that already undertaken, in order to inform Members of the competing merits of each proposal..

## **7.00 RECOMMENDATIONS**

- 7.01 That the Special Planning & Development Control Committee to be convened to determine planning application 051043 also consider application 052334, if it is deemed by the Chief Officer (Planning and Environment) to be ready for determination.

**Contact Officer:** Mark Harris  
**Telephone:** (01352) 703269  
**Email:** robert.mark.harris@flintshire.gov.uk