

Item 8 – Marsh Lane Burial Ground

A planning application was submitted in November 2017, to convert a grass paddock to a new burial ground.

Before the Buckinghamshire Council report was signed off and formal approval was given, the parish council agreed to the following pre-commencement condition, which was:

DRA1 – Works on site shall not commence until details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the local Planning Authority. The development shall be carried out using the approved scheme of drainage.

The Planning Authority **APPROVED** the application subject to several conditions, which are shown in appendix 1.

At the time that the application was submitted the funding of the project had not been finalised. During 2018 and 2019 funding applications were made to the Aylesbury Vale DC New Homes Bonus (NHB) fund and the HS2 Community Fund. The parish council was unsuccessful with the HS2 application but was allocated £135,000 from the NHB fund. This money has been earmarked by Buckinghamshire Council despite the use by date having expired. The NHB officer at Buckinghamshire Council is aware that planning approval has been granted.

The amount requested was based upon a quotation provided by Banbury Construction in June 2018 of £123,000 plus vat. A similar quotation in February 2017 was £97,000 plus vat, so it should be assumed that nearly three years later that the cost of construction will have increased.

The existing burial ground in Swallow Lane has sufficient space for six interments, more if it is cremated remains. Over the last three years there have been five interments, one of which was cremated remains.

For consideration

1. That a new quotation is obtained based upon the approved plans to determine the likely cost on construction.
2. That an estimate of the yearly maintenance cost is obtained.
3. Does the parish council still wish to be a burial authority.
4. Should residents be consulted to determine their views as to whether a burial ground is the appropriate use of the space.
5. Is there an alternative use for the area e.g., Parish Council office with council chamber, new play area, community orchard, car parking.

Appendix One

1. STC5 – standard time condition (STC is 3 years from date of approval).
2. No development shall take place until details of the materials proposed to be used on the surfaces of the driveway, parking areas and shelter building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials unless otherwise agreed in writing by the Local Planning Authority.
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. For hard landscape works, these details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; where relevant. For soft landscape works, these details shall include new trees and trees to be retained showing their species, spread and maturity, planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. These works shall be carried out as approved prior to the first use of the development so far as hard landscaping is concerned and for soft landscaping, within the first planting season following the first use of the development or the completion of the development whichever is the sooner.
4. LDS5 – maintenance of landscaping
5. Prior to the first use of the development minimum vehicular visibility splays of 43m from 2.4 back from the edge of the carriageway from both sides of the proposed access onto Marsh Lane shall be provided in accordance with the approved plans and the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.
6. No other part of the development shall be occupied until the access has been built in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note 'Private Vehicular Access Within Highway Limits' 2013.
7. The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the first use of the development hereby permitted and that area shall not thereafter be used for any other purpose.
8. DRA1 – standard pre-commencement drainage condition
9. No development shall take place until an ecological design strategy (EDS) addressing compensation and enhancement measures set out in the Elite Ecology Biodiversity Impact Assessment and Enhancement Strategy dated October 2020 has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following.
 - a) Purpose and conservation objectives for the proposed works.
 - b) Review of site potential and constraints.
 - c) Detailed design(s) and/or working method(s) to achieve stated objectives.
 - d) Extent and location/area of proposed works on appropriate scale maps and plans.
 - e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
 - f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
 - g) Persons responsible for implementing the works.
 - h) Details of initial aftercare and long-term maintenance.
 - i) Details for monitoring and remedial measures.
 - j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reasons

1. RE03
2. RE11 and to comply with GP35 of AVDLP
3. RE14 and to comply with GP35 and GP38 of AVDLP
4. RE14 and to comply with GP35 and GP38 of AVDLP
5. RE50 and to comply with the NPPF
6. RE45 and to comply with the NPPF
7. RE45 and to comply with the NPPF
8. In order to ensure that the development is adequate drained and to comply with the National Planning Policy Framework. The reason for this pre-construction condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.
9. RE94 and to comply with the NPPF