

West Craven Area Committee Update Report 12th May 2026

25/0732/FUL - Ghyll Cemetery

An amended parking manoeuvring plan has been received detailing that hearses would turn in the church yard rather than the southern car park turning area. LCC Highways have responded that the plan is acceptable. The proposed details would provide acceptable parking and manoeuvring arrangements.

The Council's Conservation Consultants have provided additional comments on the updated plans. They have advised that minor changes to the proposed tree planting to the north of the site to provide a less uniform, more rural setting to reduce the impact on the setting of the heritage assets, which include the Grade I Listed Church, the Grade II Listed Watch House and the cemetery which is considered to be curtilage listed, including its walls, and the mortuary chapel which assessed to be a non-designated heritage asset. An acceptable landscaping scheme can be ensured by condition and, whilst the development would result in a low level of less than substantial harm to the heritage assets, that harm would be outweighed by the public benefits of the provision of necessary cemetery facilities.

The application recommended for approval subject to the conditions below.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in all relevant regards. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: CDS-C1026-P02-L-001 Rev 001, CDS-C1026-P02-L-004 Rev 004, CDS-C1026-P02-L-006, CDS-C1026-P02-L-007, CDS-C1026-P02-L-010 Rev 002.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development shall be carried out and operated in strict accordance with the recommendations of the Tier 3 Groundwater Risk Assessment.

Reason: In order to mitigate the risk of pollution of the water environment and mitigate risks of land instability.

4. The development shall not commence unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme 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.
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations, construction details and material samples;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings and preserve the scenic beauty of the National Landscape.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings and that felled trees are adequately replaced.

5. Prior to the installation of any external lighting, details of the external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include the positioning, direction and luminance and hours of illumination of the external lighting. The external lighting shall be installed, operated and maintained only in strict accordance with the approved details.

Reason: In the interest of residential amenity and to preserve the habitat of protected species.

6. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network and in the interest of residential amenity.

7. Prior to first use of the approved development the works to the car park to the West of the existing cemetery shall be completed in accordance with the approved plan Drawing CDS-C1026-P02-L-010 Rev 002 dated 19.3.26.

Reason: In the interest of highway safety to ensure that a satisfactory level of car parking is provided.

8. Multiple burial or internment ceremonies shall not occur at the same time.

Reason: To avoid overspill parking on the access road in the interest of highway safety.

Biodiversity Net Gain Condition:

1. The development may not be begun unless—

- (i) a biodiversity gain plan has been submitted to the planning authority and
- (ii) the planning authority has approved the plan

Phase plan

(b) the first and each subsequent phase of development may not be begun unless—

- (i) a biodiversity gain plan for that phase has been submitted to the planning authority and
- (ii) the planning authority has approved that plan

Reason: In order to fulfil the obligations for Biodiversity Net Gain, in accordance with the Environment Act 2021, Schedule 14