

20/01219/PAN - Proposed Cemetery with New Access, Car Parking, Visitor Building & Associated Landscaping. Pather Farm, Dimsdale Road, Wishaw, ML2 0RX



North Lanarkshire Council proposes a sensitively developed new cemetery for the community of Wishaw and surrounding areas.

Following submission of a Proposal of Application Notice (PoAN) for the above, received on 9th October and validated on 27th October 2020, a public consultation was conducted for the period of 28 days from 26 November 2020 until 23 December 2020.

The following report summarises the content of the consultation and the feedback received.

1. Consultation approach

a) Website

A webpage providing information about the project and details of the consultation was published on the North Lanarkshire Council website at <https://www.northlanarkshire.gov.uk/births-marriages-and-deaths/deaths/cemeteries/new-cemetery-wishaw>. A copy of this webpage is included in Appendix 1 to this report. The webpage was live from 18 November to the end of the consultation period and remains live for information purposes.

b) Live consultation event

Due to the COVID-19 pandemic and in accordance with Scottish Government guidance for major planning applications, North Lanarkshire Council hosted a live, online consultation event in place of the holding of public exhibitions which have been temporarily suspended.

This event was held via Microsoft Teams on Thursday 17 December between the hours of 2.30pm and 5:30pm. A series of visualisation images were displayed on screen while the Teams chat function was used for members of the public to post queries and the consultation team to reply.

The event was originally due to take place on Friday 4 December, however due to technical difficulties had to be postponed.

c) Newspaper advertisement

A newspaper advertisement was placed in the Wishaw Press to appear on Wednesday 25 November, promoting the consultation and live consultation event. A copy of the advertisement is included in Appendix 2.

Following rescheduling of the live event, a further advertisement was placed in the Wishaw Press on Wednesday 9 December. A copy of this advertisement is included in Appendix 3.

d) Mail drop to local residents

A mailout was made to local residents who may be affected by the development, specifically properties at 1 – 71 (odd) and 48-52 (even) Dimsdale Road, and 2-8 (even) Hospital Road. A copy of the brochure provided is enclosed in Appendix 4. A feedback form was also included and a copy is included in Appendix 5. The mailout was delivered w/c 23 November.

e) Notification of local elected members

An email, including the development brochure, feedback form, and link to the consultation webpage, was sent to local elected members in the wards affected by the proposed development on 2 December 2020, specifically Councillors B Burgess, A Feeney, F Fotheringham and J Hume.

f) Notification of local community councils

An email, including the development brochure, feedback form, and link to the consultation webpage, was sent to local community councils in the areas affected by the proposed development. This includes Overtown and Waterloo Community Council on 2 December 2020 and Central Wishaw Community Council on 9 December 2020 (this was delayed due to difficulty identifying contact details for the group).

2. Feedback received

a) Comments received by email

One email from the general public was received in relation to the consultation. This raised the issues that there may be a weight restriction on the bridge over the railway, especially for construction traffic, and the current housing development on Dimsdale Road may result in the road to the proposed cemetery being narrowed. This member of the public also engaged with the online consultation event. A redacted version of the email is included in Appendix 6 to this report.

b) Feedback forms received

One feedback form was received from a resident of Dimsdale Road. This person also engaged with the online consultation event. The response was not supportive of the development, and felt that due to the combined impact of the cemetery and new housing development, this would have a negative impact on their health and wellbeing. Concerns were raised about additional traffic generated by the cemetery impacting on other road users including pedestrians and cyclists and privacy and enjoyment of their home and garden (as a resident on Dimsdale Road). They felt that the online consultation was not informative, mainly due to the restrictions of the format. A redacted version of the email is included in Appendix 7 to this report.

c) Live consultation event

Two individuals engaged with the online consultation event. Despite some initial technical difficulties, the conversation was able to flow using the Teams chat function. Concerns raised in the meeting included:

- Impact of cemetery traffic on Dimsdale Road and current use of the proposed access road as a pedestrian walkway, including previous accidents at Dimsdale Road roundabout, suggestion of alternative access route from Overtown Road.
- Proximity of homes to passing funeral traffic, loss of privacy.
- Combined impact of the current housing development and proposed cemetery.
- Impact on wildlife and increase in rats being generated by the current housing development, ecological assessment not available, old trees in vicinity of development.
- Lack of consultation with local residents.
- Sink hole recently presenting in vicinity of the development.
- Look of cemetery building.

One user noted that they had difficulty reading the layout plans included with the mail drop, and it was arranged for a large print copy to be provided.

A redacted version of the event transcript is included in Appendix 8 to this report.

d) Response from local elected members

Of the four elected members contacted regarding the consultation, one response was received from Councillor B Burgess, which was generally positive towards the development. A copy of the email received is included in Appendix 9 to this report.

e) Response from local community councils

Overtown and Waterloo Community Council acknowledged receipt of the consultation notification. Neither community council contacted submitted any comments or requested further information.

3. Conclusion and actions

General engagement with the consultation was low, suggesting there is no strong sentiment towards the development either positive or negative.

Actions proposed to address the concerns raised in the consultation are as follows:

<i>Area of concern</i>	<i>Action proposed</i>
Traffic impact on Dimsdale Road, particularly when combined with impact from ongoing residential development	Traffic Assessment to be included with Planning Application; review of viability of alternative route from Overtown Road
Railway bridge unsuitable for construction traffic	Inclusion in construction plan
Impact on pedestrians and cyclists using the old farm access road	Provision for pedestrians and cyclists in design
Impact on wildlife	Ecological survey to be included with Planning Application
Lack of consultation of local residents	Addressed via the pre-planning consultation
Sink hole in vicinity of development	Extend site ground investigation as required
Look of cemetery building	Review sight lines and visual impact as detailed design of building progresses

Any queries relating to this report should be directed to:

Toby Nevitt
 Assistant Business Manager (Facilities)
 Strathclyde Country Park
 366 Hamilton Road
 Motherwell
 ML1 3ED

Email: nevittt@northlan.gov.uk