

Application Number	16/00231/AS
Location	Scout Hut, Pett Lane, Charing, Ashford, Kent, TN27 0DL
Grid Reference	59578/14920
Parish Council	Charing
Ward	Charing
Application Description	Erection of a new single storey wooden building for use as a scout hut
Applicant	Mr Smith, 1 st Charing Scout Group, 2 Moat Park Houses, Ashford Road, Charing, Ashford, Kent TN27 0JL
Agent	N/A
Site Area	0.16ha

Original Consultation

(a) 4/- (b) Parish + (c) -

Reconsultation

(a) 4/- (b) Parish - (c) -

Introduction

1. This application is reported to the Planning Committee as the ward member's property adjoins the application site.

Site and Surroundings

2. The application site is located at the end of Pett Lane on the eastern edge of the village of Charing. The site is currently comprised of a wooden hut measuring 18.5m x 5.7m and associated grass play area. The current scout hut is located on the eastern boundary and has been present at this location since approval was granted in 1981. In 1993 the size of the hut was doubled with an additional hut joined onto the southern elevation of the existing structure.
3. To the east of the site is the bowling green, to the north are the dwellings Hill View and Thornfields, to the south is the car park serving this site and the bowling green and to the east is open countryside. A public footpath runs to the south of the site.

4. A site location plan is attached to annexe 1.

Proposal

5. The application as originally proposed sought planning permission for the demolition of the existing hut and the construction of a replacement building along the northern boundary of the site and the common boundary of the property known as Thornfields. The proposed replacement scout hut measures 28m X 7.5m with an eaves height of 3.2m and a ridge height of 4.8m. It would be constructed from a treated shiplap natural wood exterior with black lightweight Decra roof tiles. The building comprises of a main hall, store room, kitchen and 2 W.Cs.
6. Following officer concerns over the impact of the siting close to Thornfields amended plans have been received showing the building relocated to the western boundary adjacent to the bowls club. Details of the proposal in its amended form are set and in figures 1-4 below.

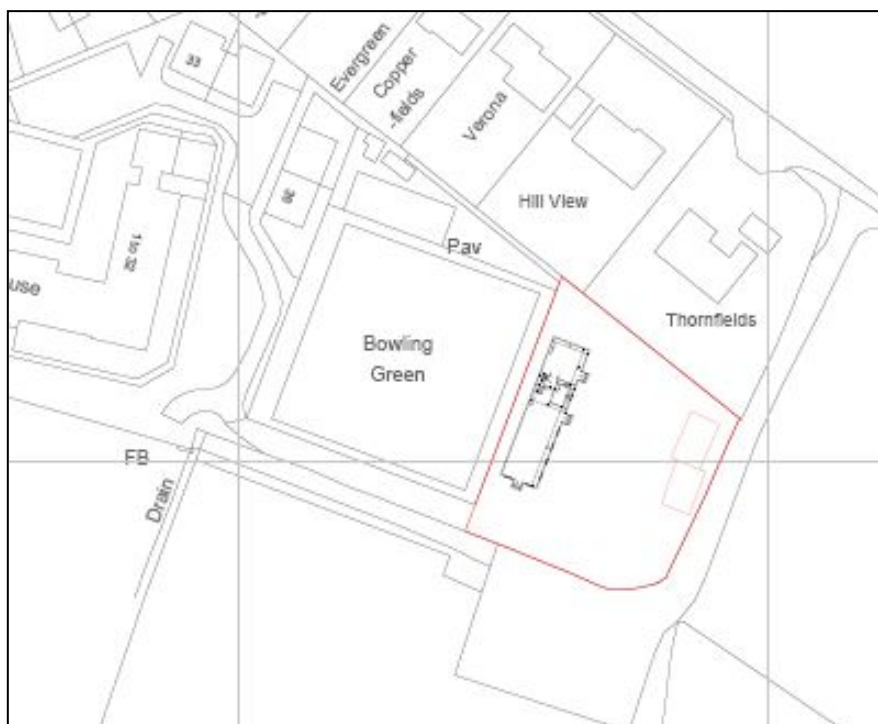


Figure 1: Site Location Plan

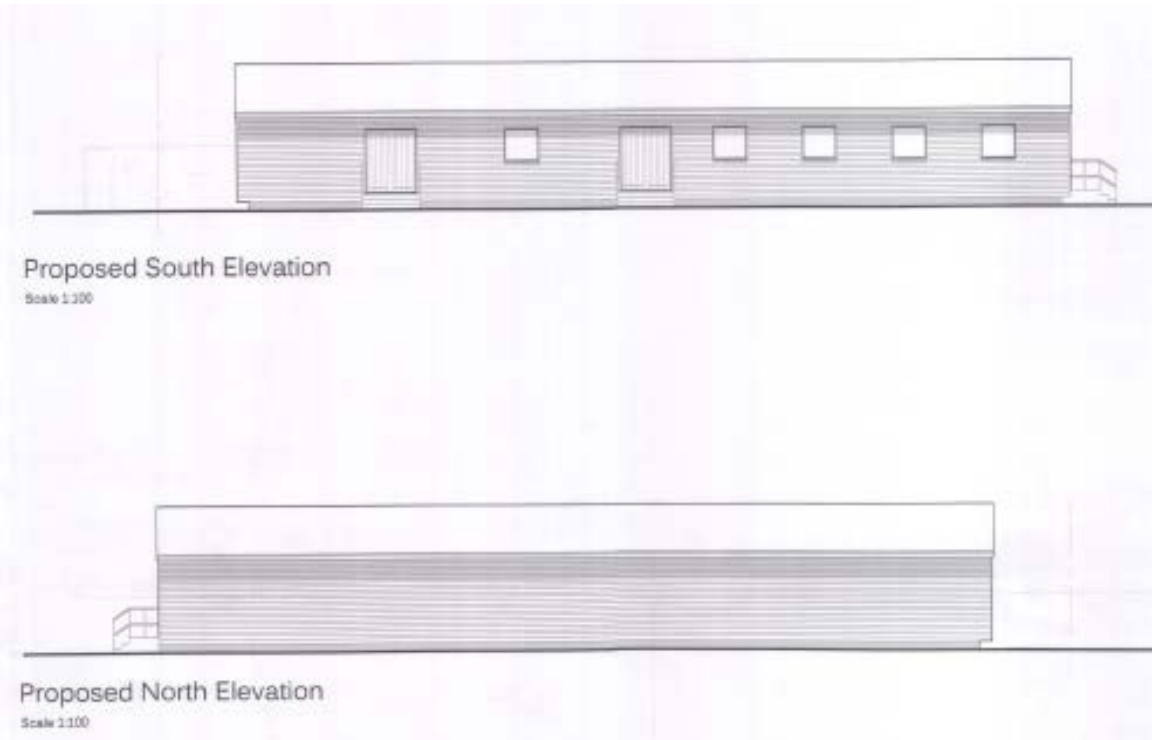


Figure 2: Proposed Elevations north & south



Figure 3: Proposed Elevations east & west

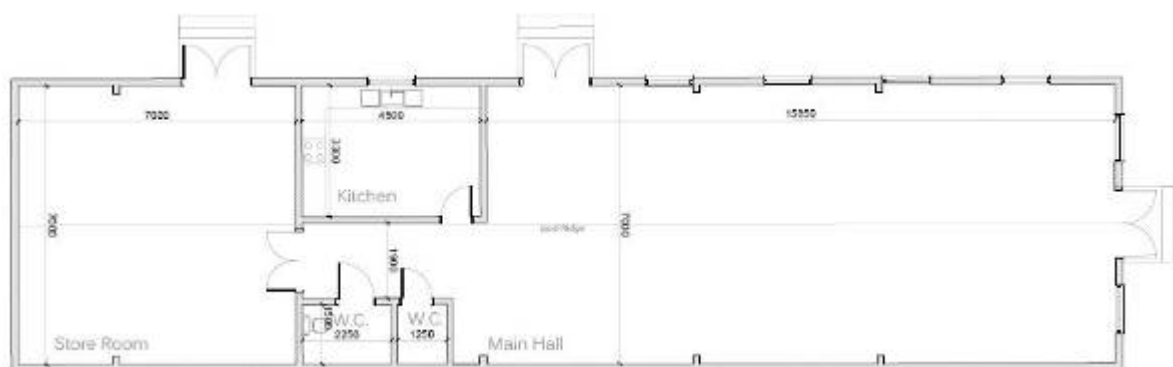


Figure 4: Proposed Floorplan

Planning History

7. 81/00894/AS – Portakabin to be used as a scout hut – Permitted
93/00938/AS – Extension to existing scout hut using a second hand timber framed building similar to original hut - Permitted

Consultations

Original Consultation (scheme with building sited along northern boundary)

Ward Member: Is the leader of the Council and ex-officio member of the planning committee.

Parish Council: Charing Parish Council supports the need for the new hut, but have concerns as to the position of the hut in relation to neighbouring dwellings. Also state the application lacks detail on drainage, and suggests the new hut is sited in the same position as the old hut or adjacent to the bowling green.

Neighbours: 4 neighbours consulted; no representations received

Re-consultation (scheme with building relocated along the western boundary adjacent to the bowling green)

Ward Member: Is the leader of the Council and ex-officio member of the planning committee.

Parish Council: No additional comments received to date.

Neighbours: 4 neighbours consulted; no representations received to date.

The closing date for representations is not until the 15th May 2016 and I may therefore need to update further at the meeting.

Planning Policy

8. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012 and the Chilmington Green AAP 2013.

9. The relevant policies from the Development Plan relating to this application are as follows:-

Local Development Framework Core Strategy 2008

CS1 – Delivering Sustainable Development

CS9 – Design Quality

CS18 – Meeting the community's needs

CS20 – Sustainable Drainage

Tenterden & Rural Sites DPD 2010

TRS17 – Landscape character & design

10. The following are also material to the determination of this application:-

Supplementary Planning Guidance/Documents

Dark Skies SPD 2015

Landscape Character SPD 2011

Sustainable Drainage SPD 2010

Village Design Statements

Charing (2002)

Government Advice

National Planning Policy Framework 2012

11. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF.

Assessment

Principle/Visual Impact

12. Improved community facilities for villages is supported in principle in both the NPPF and the development plan. The proposed building is of a size and appearance proportionate to its function and appropriate for the site. It is located in a position opposite the location of the existing hut which is to be demolished / removed. It has an overall height of 4.8m and would be timber clad as per the existing scout hut. Views of the site are limited from Pett Lane. The new building would be visible from the public right of way to the south. The building is modest in size and well designed and would not be visually prominent or intrusive in the landscape. The proposal would provide a much needed and improved community facility and result in an aesthetically more pleasing building compared to the existing.

Residential Amenity

13. Concerns were initially raised by the Parish Council in regards to the positioning of the hut along the southern boundary of the neighbouring properties which sit along Pett Lane and these concerns were shared by officers. Amended plans have been received which reposition the scout hut to the western boundary adjacent to the bowls club. This amendment has removed the risk of any affect on the neighbouring dwellings to the north along Pett Lane and the proposal would not be overbearing or give rise to overlooking. In respect of noise the proposal is unlikely to result in a significant intensification of use and this site has been used by the scouts for many decades. Conditions limiting the use of the hut for the scouts, hours of opening and a restriction on use of amplified music will ensure neighbours would not be unacceptably impacted upon.

14. **Drainage**

No details have been provided for foul drainage. However the use is not intensive and I am satisfied that this can be adequately controlled by condition. Surface water drainage is to be via soakaways which is acceptable.

Highway Safety

15. There would be no changes to the means of access of car parking. The replacement hut, whilst larger, is unlikely to generate a significantly greater number of vehicles and as such the proposal raises no highway safety issues.

Human Rights Issues

16. I have also taken into account the human rights issues relevant to this application. In my view, the "Assessment" section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

17. In accordance with paragraphs 186 and 187 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner as explained in the note to the applicant included in the recommendation below.

Conclusion

18. The proposal would result in an improved community facility and a visual improvement of the site. Subject to conditions the proposal would not harm residential amenity. The scheme raises no highway safety or drainage concerns. No objections have been received on the amended scheme and as such I recommend planning permission is granted.

Recommendation

(A) Permit

Subject to the following conditions and notes:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of 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 shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

4. The building shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid pollution of the surrounding area.

5. The use hereby permitted shall only be carried out between the hours of 9am – 9pm Monday to Friday.

Reason: In the interests of residential amenity

6. The playing of amplified recorded sound/music and amplified live sound/music shall not take place in any part of the building hereby permitted.

Reason: To safeguard the amenities of nearby residential properties.

7. Within 1 month of the first use of the development hereby approved, the existing scout hut shown on drawing CSH/A1/01 RevA shall be removed / demolished and all arising materials shall be removed from the site

Reason: To enable the Local Planning Authority to regulate and control the development of the land; to preserve the residential and visual amenities of the locality.

8. The building shall be used for the purposes of scouting and not for any other purpose whether or not in the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or any subsequent Order revoking or re-enacting that Order, or whether the alternative use is permitted by virtue of Article 3 and Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order.

Reason: In order to preserve the amenity of the locality.

9. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Note to Applicant

1. Working with the applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance:

- the applicant was updated of any issues after the initial site visit,
- The applicant was provided the opportunity to submit amendments to the scheme issues.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application. .

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 16/00231/AS.

Contact Officer: Nathan Wookey

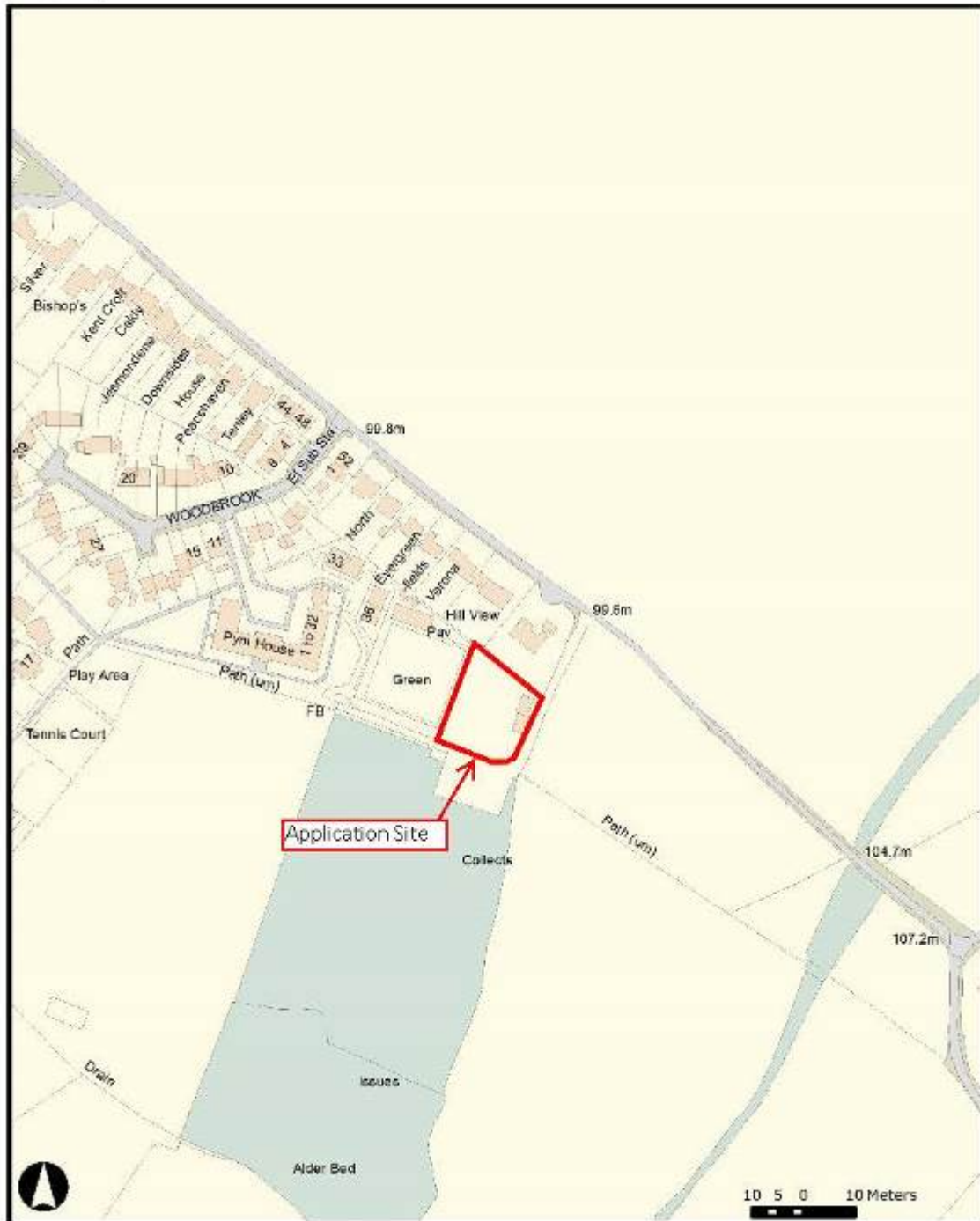
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Annex 1



Ashford Borough Council



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