Platt 561777 156899 02.06.2005 TM/05/00929/FL

Borough Green And

Long Mill

Proposal: Rebuilding of Scout HQ

Location: Stonehouse Field Long Mill Lane Platt Sevenoaks Kent

Applicant: Platt Parish Council

1. Description:

1.1 The proposal is to replace an existing timber/felt roof scout hut (21m by 6m) with a new hut measuring 23.5m by 8m.

- 1.2 It will have a low pitch roof to a maximum height of 4.44m. The roof and walls are to be clad with box profile steel sheeting in "juniper green".
- 1.3 Following concerns over the original siting close to important trees, the hut is now proposed to be sited on the same location as the existing hut. This will necessitate the relocation of a small metal storage container on site since 1987 to another part of the site.
- 1.4 The new hut will include a main activity area, a kitchen, a small meeting room and 3 toilets plus a store for trailers and other equipment.

2. The Site:

- 2.1 The site is in the MGB, Green Wedge and ALLI.
- 2.2 The site is a raised area of grass on the SW corner of Stonehouse Field. Access is via a track from Long Mill Lane. There is a drop off area and limited car parking on an area of gravel.
- 2.3 To the north, south and east is recreational land owned by the Parish Council. To the west is a garden to a dwelling called Rowan Wood which has a number of mature trees close to the common boundary, subject to a TPO.

3. Planning History (selected):

3.1 TM/87/0501 Approved 28.09.1987 Scout Headquarters

4. Consultees:

- 4.1 KCC (Highways): No objections due to distance from public highway.
- 4.2 DL: No observations.
- 4.3 DHH: No objections.

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4.4 Private Reps (9/1R/0S/0X) + departure press/site notice: One objector states this will create the beginning of an urban sprawl that will destroy a woodland aspect. The present scout hut should be rebuilt or updated if need be, not built on Green Belt land. As the PC funded the application fee, query as to who will provide the capital to rebuild the hut.

5. Determining Issues:

- 5.1 The relevant policies in terms of the MGB location are P2/16 and MGB3 and RS5 of the KSP.
- 5.2 The erection of a scout hut is not an appropriate use as defined in PPG2 as it is not an essential facility for outdoor recreation nor does it demand a rural location as of course there are many scout huts within towns and other settlements. The proposal is therefore also a departure from the development plan. However, it is considered that the replacement in situ of an existing scout hut in existence since 1987 is a special circumstance in favour of this development. It is understood that the present size of the building restricts numbers to 20 scouts. There is consequently a waiting list for membership of the scout group, which is clearly an important community facility for which demand has increased over time.
- 5.3 The increase in size is in the order of plus 2.5m in length and plus 2m in width. In this particular case, the increase in size is not considered to significantly harm the openness or amenities of the MGB or otherwise prejudice the development plan.
- 5.4 It is understood the increase in footprint is partly to increase toilet provision (including a toilet for disabled persons) and also to provide trailer storage within the building as the existing trailer storage facility provided by the PC is being withdrawn.
- 5.5 The original siting of the new hut was along the boundary with the neighbouring garden subject to a TPO. The revised siting in the same location as the existing building is considered to be acceptable in terms of protected trees. The revised siting on the same site as the existing hut is considered to accord with policy P2/19 of the TMBLP regarding the separating function of the Green Wedge.
- 5.6 The design and materials of the new hut are not considered to harm the ALLI or visual amenities locally.

6. Recommendation:

- 6.1 **Grant Planning Permission** as detailed by drawings 0409-1C sheets 1 & 2 subject to the following conditions:
- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (Z001)

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Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority. (D003)

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

3 The premises shall be used only by a scout group and associated activities.

Reason: To justify inappropriate development in the Green Belt.

Contact: Marion Geary

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