

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to provide trailer storage within the building as the existing trailer storage facility provided by the PC is being withdrawn.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)

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

- 2 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.

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