
Platt Borough Green And Long Mill	561777 156899	25 June 2007	TM/07/02123/FL
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Proposal:	Rebuilding of Scout HQ (revision to previous approval TM/06/02631/FL)
Location:	Stonehouse Field Long Mill Lane Platt Sevenoaks Kent
Applicant:	Mrs J A Davies - Platt Parish Council

1. Description:

- 1.1 This application relates to a revised design for a proposed replacement scout hut granted planning permission under TM06/02631/FL. It will be a new hut measuring 23.0m by 8m which is marginally smaller than previously approved. However, instead of a low pitch roof to a maximum height of 4.44m, the pitch is to be increased such that the ridge height will be 5.05m. Previously, the roof and walls were to be clad with box profile steel sheeting in "juniper green" but in this revised scheme, the roof is to be tiled with a smooth brown interlocking tile and the walls are to be of facing brick.
- 1.2 As before, the hut includes a main activity area, a kitchen, a small meeting room and 3 toilets plus a store for trailers and other equipment.
- 1.3 It is still intended to permit the use of the premises to those organisations whose activities are principally centred in Platt Parish Recreation Ground.
- 1.4 The new hut is larger than the hut in situ and this will necessitate the re-location of a metal container used to store camping gas. This aspect of the scheme was also permitted under ref TM06/02631/FL.

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):

TM/78/163	Grant with Conditions	1 June 1978
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Change of use of agricultural land to recreational area incorporating a car park.

TM/82/490 Grant with Conditions 29 July 1982

Change of use of land to open recreational use.

TM/87/501 Grant with Conditions 28 September 1987

Scout Headquarters.

TM/89/873 Grant with Conditions 6 December 1989

Renewal of permission TM/87/1535 - use of barn for recreational and sports facilities for further period of five years from 30 November 1989.

TM/94/1410FL Grant with Conditions 12 January 1995

Renewal of planning permission TM/89/0873 (use of barn for recreational and sports facilities) due to expire 30.11.94

TM/05/00929/FL Grant With Conditions 27 July 2005

Rebuilding of Scout HQ

TM/06/02631/FL Grant With Conditions 18 October 2006

Non-compliance with condition 3 of planning permission TM/05/00929/FL (rebuilding of Scout HQ) to allow use by certain non-scout groups.

4. Consultees:

- 4.1 KCC (Highways): The application site is located some distance from the public highway. The site plan shows an access and parking area within the site that could accommodate four or five cars as shown. I would raise no objections to this proposal.
- 4.2 DHH: No comments.
- 4.3 Private Reps + Departure press and site notice (12/0S/0X/1R); One letter has been received, summarised below:
 - Opposed to the re-siting of the metal container on Green Belt land, an eyesore in front of an impressive woodland setting.

- Whilst it is proposed that shrubs be placed around it, these will not last long with the increase in traffic from various organisations using the Scout HQ.
- Platt PC have used my money to submit an application that will destroy Green Belt land.
- The proposed Scout HQ has already been given extra Green Belt land and should not be given any more.

5. Determining Issues:

- 5.1 The relevant policies in terms of the MGB location are P2/16 of the TMBLP and SS2 of the KMSP. In terms of amenity impact of the variation in design, Policy P4/11 of the TMBLP applies. The relevant policy in terms of the Green Wedge is P2/19 of the TMBLP and Policy P3/7 relates to the ALLI.
- 5.2 The erection of a scout hut is not an appropriate use as defined in PPG2. The applications in 2005 and 2006 were considered as departures from the development plan. However, it was considered that the replacement *in situ* of an existing scout hut in existence since 1987 was a special circumstance in favour of this development.
- 5.3 The key issue in this current application is therefore whether the change in materials and the increase in ridge height that is necessary for the use of roof tiles will harm the openness and amenities of the Green Belt/Green Wedge, the landscape character of the ALLI and rural area.
- 5.4 In my view, the change in materials is beneficial to the locality as brick and tile is more in keeping with the location than profiled sheets.
- 5.5 The re-siting of the gas storage container will be more prominent (it is currently behind the smaller hut which is in-situ). However, I am satisfied that it will be possible to landscape the hut with sufficiently robust shrubs to mitigate this effect. Moreover, this element of the scheme is no different from that which has previously been approved.

6. Recommendation:

- 6.1 **Grant Planning Permission** as detailed by: Letter received 25.06.2007, Design and Access Statement received 15.06.2007, Site Plan 0409-1C SHEET 1 OF 7 01 received 25.06.2007, Floor Plans And Elevations 0409-1C SHEET 2 OF 8 3 received 25.06.2007 subject to the following conditions:

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

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.

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

- 3 Unless otherwise agreed in writing with the Local Planning Authority, the premises shall be used only by groups associated with Platt Recreation Ground for activities as specified below:

- Scout Meetings
- Guides Meetings
- Football Club for post match hospitality
- Junior Cricket Club for post match hospitality and for training sessions for the younger members during inclement weather
- Senior Cricket Club for post match hospitality
- Ramblers Association: As a meeting place prior to setting off on a walk
- Birthday Parties for children of primary school age who are members of the Scout Group
- Platt School Parent and Teachers' Association for HQ facilities during fund raising activities in the Recreation ground.

Reason: To justify inappropriate development in the Green Belt and in the interests of amenity and highway safety.

- 4 The scout hut hereby approved shall not be used in the evening after 2130hrs unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid unreasonable disturbance to nearby residential properties.

Contact: Marion Geary