

Planning Committee Report	
Planning Ref:	FUL/2019/0255
Site:	The Scout Hut, Kenthurst Close
Ward:	Woodlands
Proposal:	Demolition of the existing Scout Hut and erection of a replacement structure for the Scouts; erection of detached outbuilding and associated works
Case Officer:	Emma Spandley

SUMMARY

The application seeks planning permission for the demolition of the existing building on site and erection of a replacement building, together with the relocation of the existing single storey outbuilding and associated works. The scheme proposes to replace the existing Scout Hut on the site.

BACKGROUND

The application site is located to the rear of the properties located within Nova Croft, Hanwood Close, Sutton Avenue & Kenthurst Close, on a triangular piece of land. The site is accessed via an existing vehicle access in between No.1 & 1A Kenthurst Close. The use of the site as a Scout Hut and for a playgroup has been established since the 1970's, therefore the use of the site for Scouts is an established lawful use.

KEY FACTS

Reason for report to committee:	Over 5 objections have been received.
Current use of site:	Scout Hut and Playgroup
Proposed use of site:	Scout Hut and Playgroup

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions listed within the report.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: Policies DS3, CO2, DE1, AC1 & AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application is for the demolition of the existing Scout Hut and the erection of a replacement Scout Hut.

The existing Scout Hut has a ground floor area of 169m² and a maximum height of 3m. The proposed building will have a width of 10m and a length of 29m; 3.2m to the eaves and 6.2m to the ridge. A total ground floor area of 290m², with rooms within the roof space for storage.

SITE DESCRIPTION

The application site is located to the rear of the properties located within Nova Croft, Hanwood Close, Sutton Avenue & Kenthurst Close, on a triangular piece of land. The site is accessed via an existing vehicle access in between No.1 & 1A Kenthurst Close.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date	
L/1984/0098	Use of land for erection of Scout Headquarters [Land off Kenthurst Close]	Approved 22 nd December 1964	Outline permission
S/1967/0693	Erection of temporary Scout headquarters [Land between Kenthurst Close Hanwood Close]	Approved 29 th March 1967	Granted until 30 th June 1969 Due to the materials used in the construction.
S/1969/1144	Retention and continued use of temporary Scout Headquarters [Kenthurst Close]	Approved 2 nd October 1969	Granted until 30 th Sept 1971 Due to the materials used in the construction.
S/1969/1145	Erection of toilet block [Kenthurst Close]	Approved 2 nd October 1969	
S/1971/1330	Erection of permanent Scout Headquarters [Kenthurst Close]	Approved 6 th October 1971	Use restricted to the scouting activities
S/1973/1571	Additional use of Scout hut for playgroup [Kenthurst Close]	Approved 31 st May 1973	Playgroup restricted to 30 children
S/1974/1339	Retention of existing toilet block [Kenthurst Close]	Approved 23 rd May 1974	
S/1976/1138	Proposed erection of buildings for storage of equipment and vans [Kenthurst Close]	Approved 17 th June 1976	
S/1977/0850	Garage for storage of Scout equipment [Kenthurst Close]	Approved 10 th October 1977	

S/1986/1103	Extension to form den and inside WCs [21st Scout HQ Kenthurst Close]	Approved 11 th July 1986	
L/1996/0302	Replacement store building [21st Scout Group Headquarters Kenthurst Close]	Approved 7 th May 1996	

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The new NPPF published on 24 July 2018 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) 2014, this adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy C02: Re-Use of or Redevelopment of Facilities
Policy GE1 Green Infrastructure
Policy DE1 Ensuring High Quality Design
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy EM5 Sustainable Drainage Systems (SuDS)

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City

CONSULTATION

No Objections, subject to conditions, have been received from:

- Highways
- Environmental Protection

Immediate neighbours and local councillors have been notified in accordance with the communication report.

10 letters of objection have been received, raising the following material planning considerations:

- a) Highway Safety & Parking issues
- b) Impact on neighbouring properties through the increased height
- c) The use of the site for other uses than for scouting and a playgroup.
- d) Drainage issues

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

e) Health & Safety with regards to storage of hazardous materials

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are:

- principle of development;
- the impact upon the character of the area;
- the impact upon neighbouring amenity, and
- highway considerations

Principle of development

Paragraph 3 of Policy CO2 states where replacement community and social facilities are intended, they should:

- a) continue to serve the community;
- b) be of appropriate scale and character; and
- c) be of high-quality design.

Therefore, the principle of demolishing the existing Scout Hut and replacing it with another building is acceptable as it continues to serve the community. Therefore, the proposal complies with aspect 9a) of Policy CO2. The impact upon the built environment is discussed in more detail below.

Impact on visual amenity

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

The existing Scout Hut is in a poor state of repair. Is made from concrete sectional panels with a flat roof and has come to the end of its natural life. The replacement building will be constructed from facing brickwork, with solidier course details under windows; feature brickwork panels; with grey metal windows and doors; and roofed in reconstituted slate roof tiles.

The existing building has a negative impact on the area in terms of design, and the materials it is constructed from. The proposed new building, with its improved design and pallet of materials, will be an enhancement to the area, and secure the future of the Scouts, the proposal complies with part (b) & (c) of Policy C02, above.

The proposed new building will better assimilate into the area and will not appear as an incongruous feature within the street scene.

The proposal would result in a high-quality environment. Therefore, the proposal complies with Policy DE1 & part (b) & (c) of Policy C02 of the Coventry Local Plan 2016 and the relevant paragraphs of the NPPF.

Impact on residential amenity

Building

To assess the impact of the building on the amenity of the neighbouring properties, the principles set down within the ‘Extending Your Home’ SPG will be used. The SPG states in order to achieve an acceptable residential amenity for existing and proposed occupiers, a separation distance of 12m is required from the rear facing habitable room windows of a two-storey house to the side, blank gable of another two-storey house.

The closet property to the replacement Scout Hut is No.37 Nova Croft; the proposed buildings south western corner is located 12m from the rear of this property; No.39 & No.41, Nova Croft are located 18m and 17m respectively from the southern side elevation.

All the other properties that surround the site are in excess of the 12-metre separation distance and therefore it is considered that the proposal will not cause demonstrable harm to the occupiers of the neighbouring properties through increased visual intrusion or loss of light. The properties in Nova Croft, which have shallow rear gardens are also set to the north of the proposed building, therefore overshadowing will be at a minimal.

The properties located within Kenthurst Close are set to the south but are at a higher level than the proposed building. Nevertheless, the 12m separation distance is exceeded.

On this basis, and whilst the height of the building will increase to 6m, include storage rooms within the roof void, the separation distance mentioned above is achieved.

Taking all of the above into account, the replacement Scout Hut is considered acceptable with regards to the impact on neighbouring properties.

The comments are noted regarding the relocation of the existing outbuilding structure. The structure will be moved from the eastern portion of the site, adjacent to the rear boundary of the properties No.6 & No.8 to adjacent to the rear boundaries of the properties No.7 Kenthurst Close and No.31 Nova Croft.

The outbuilding is 2.3m high. To the rear boundaries of these properties, there is currently a row of overgrown conifer trees. Notwithstanding the existence of these trees, the garage is located to the rear of the properties, is 2.3m high and is at an angle to these properties, which means the south western corner is set 8.7m from the rear elevation of No.31 Nova Croft.

Taking all of the above into account, the relocation of the existing outbuilding is considered acceptable with regards to the impact on neighbouring properties.

Use

The 1971 permission, which granted the permanent Scout Headquarters building, included a condition which restrict the use of the site for Scouting activities only. The 1973 permission also allowed the building to be used for a playgroup of up to 30 children.

The use of the building was restricted in the interests of the adjacent residential amenity. Therefore, the building can only be used for scouting activities and a playgroup and no other uses.

Taking all of the above into account, conditions restricting the use of the building will be carried forward to any grant of approval. Please see Condition No.10.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

Objections have been received regarding the existing parking problems that are associated with the use of the existing Scout Hut, with people parking inconsiderately at drop and pick up times. The local residents fear that by increasing the size of the building it will increase the parking problems.

The use of the site has been established since the 1970's and the only restriction placed on the existing building is that the playgroup cannot have any more than 30 children at more than one time. There is no limit on the number of playgroups / children's groups etc. Furthermore, the Scout Hut is also only restricted to be used in association with the Scouting activities.

It is unreasonable for the Local Planning Authority to impose any additional restrictions on the Scout Hut in this instance. Conditions will be carried forward which already restrict the use and if the applicants do not conform to those conditions, this is a matter that can be dealt with under Planning Enforcement.

There have been no complaints received by the Parking Enforcement Team with regards to the parking problems faced by residents. If resident's official dropped kerbs are being blocked, then Parking Enforcement can issue parking tickets.

Taking all the above into account, the Highway Authority have raised no objections to the proposal, subject to a condition securing the parking and turning areas to be laid out in accordance with the submitted drawing. The Scout Hut is an existing lawful, unrestricted use. The comments are noted with regards to inconsiderate parking, however, if motorists are causing an obstruction to the highway, this is a separate issue. The application is in accordance with Policy AC1 & AC3 of the Coventry Local Plan 2016.

Drainage

Comments have been received with regards to existing drainage and sewerage issues. The applicant has already carried out a drainage survey and investigation and it is the intention of the applicant to resolve the issues of the drainage backing up where they can, on their side of the boundary it will be a new installation.

The Drainage Team have raised no objections to the proposed new building as it will have a negligible impact on matters relating to flood risk, subject to a condition securing a scheme for the provision of surface water drainage; a detailed strategy for SuDs. Please refer to condition No. 4.

Other Matters

Comments have been received about the potential storage of Gas & Wood within the relocated outbuilding & COSHH assessment

Whilst the comment received regarding COSHH assessment is not something that can be taken into account under Planning Legislation and this application, the applicant has offered the following responded: -

"We don't store fire wood, full stop. We have some wooden pioneering poles which are currently stored outside under a small 'lean to' structure attached to the garage, but not actually in it. No 'fire wood' is stored anywhere internally or externally on the site.

The gas we use is the red propane gas bottles for use with our Camping burners (hobs) and gas BBQ.

No gas bottles are stored within the building or the garage. Our full gas bottles are stored externally of the building and garage, in a lockable cage. It would be our intention to carry out the same policy on any new building permitted. Current regulations and insurance may dictate that this cage needs to be located a certain distance from the building.

The relocated garage into the corner of the plot is to be specifically used for the storage of Playgroup 'outside play toys and equipment.'

The new garage will again be used to store the likes of tables /chairs / canoes / football goals etc. As per its current usage.

A COSHH assessment will be carried out to ensure that any potential hazardous materials are stored in the correct and safe manner."

Equality implications

The proposal has been reviewed and it is considered there are no known equality implications as a result of this proposal, in accordance with the Equality Act 2010.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, CO2, DE1, AC1 & AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved documents:
Location/Block Plan - Drawing No: 001 P1
Proposed Site Plan - Drawing No: 003 P1
Proposed Ground Floor Plan - Drawing No: 100 P2
Proposed First Floor - Drawing No: 110 P2
Proposed Elevations - Drawing No: 200 P2
Proposed Elevations - Drawing No: 201 P2
Proposed Sections - Drawing No: 400 P1

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and

materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority.

Reason: *In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AC1, AC3, EM1 and DE1 of the Coventry Local Plan 2016.*

4. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.

I. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.

II. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.

III. Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase

IV. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.

V. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.

VI. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.

VII. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.

VIII. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.

IX. Where new or redevelopment site levels result in the severance, diversion or the reception of natural land drainage flow, the developer shall maintain existing flow

routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies DS3 of the Coventry Local Plan 2016.*

5. The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwellinghouse hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1 of the Coventry Local Plan 2016.*

6. The development shall be carried out only in full accordance with details of the external facing and roofing materials which shall be submitted to and approved in writing by the local planning authority

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

7. The hard surface in relation to the off-street car parking within the curtilage of the building shall be made of permeable materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the house and such provision shall be retained thereafter.

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies DS3 of the Coventry Local Plan 2016*

8. The dwellinghouse shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times

unless otherwise agreed in writing by the local planning authority.

Reason: *In the interests of highway and pedestrian safety in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.*

9. The photovoltaic panels to be installed on the roof slope of the building hereby permitted, shall when no longer needed for micro regeneration, be removed as soon as reasonably practicable unless otherwise agreed in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

10. The Scout Hut shall be used for any purpose in connection with the activities of the 21st Coventry (Eastern Green) Scout Group & for a playgroup of no more than 30 children only and for no other purpose, including any other purpose within class D2 & D1 (respectively) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: *To ensure that the building is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies DS3 & DE1 of the Coventry Local Plan 2016.*

