

16/00123/FUL

**LAND SOUTH OF ROUNDABOUT AT END OF PRIORY
CHASE, RAYLEIGH, ESSEX**

**PROVISION OF A SCOUT BUILDING, ACCESS AND CAR
PARKING**

APPLICANT: MR ANDREW AUSTIN

ZONING: EXISTING RESIDENTIAL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: DOWNHALL AND RAWRETH

1 PLANNING APPLICATION DETAILS

- 1.1 The application proposes the construction of a new Scout building, including landscaping, car park, bin and cycle store and road entrance. The proposed building would have width of 24.556 metres and a depth of 10.945 metres.
- 1.2 The proposed entrance would be to the northern edge of the site. 11 parking bays are proposed measuring 2.9m by 5.5m. One disabled bay is proposed with transfer areas.
- 1.3 The new structure is proposed to have 'Thermowood' vertical cladding to the external walls, an interconnecting roof with a sedum roof to the front elevation and grey slate and solar thermal and PV panels to the rear elevation. Grasscrete blocks are proposed for the parking area with porous block paving proposed to the walkway.
- 1.4 The proposed building would comprise of a main hall, lobby, kitchen area, general store, tent store and three WC's.

2 THE SITE

- 2.1 The application is to a site south of the roundabout at the end of Priory Chase in Rayleigh. The plot is an irregular triangular shape with a depth of 56.5 metres along the western boundary, 85 metres along the eastern boundary and a width of some 82.5 metres on the southern boundary. The narrowest part is to the northern boundary, which has a width of 21 metres. To the east

the site shares a boundary with Rayleigh Leisure Centre, to the west it neighbours St Nicholas Church of England School and to the south it shares a boundary with the rear gardens of 11-15 Arundel Gardens.

3 RELEVANT PLANNING HISTORY

- 3.1 07/00881/DP3 – Change of use of land to provide 5 No. youth football pitches and extend car park to Rayleigh Leisure Centre.

Deemed Permission

04/00975/FUL – Variation of conditions attached to outline permission number 01/00762/OUT to allow for separate reserved matters to be submitted and allow flats above the retail units in the neighbourhood centre.

Approved

04/00675/REM – Details of 129 dwellings comprising 38 No. four-bedroom houses, 33 no. three-bedroomed house, 11 no. two-bedroomed apartments and 43 no. two-bedroomed apartments for key workers in a mixed development of two, two and half and three storey form with estate roads.

Refused

04/00612/REM – Details of spine road, associated footpaths and footpath/cycleway, roundabout and turning facilities.

Approved

01/00762/OUT – Outline application for a mixed use development comprising housing, neighbourhood centre, public open space, primary school and leisure centre.

Approved

4 CONSULTATIONS AND REPRESENTATIONS

- 4.1 **Rayleigh Town Council**

No objections.

- 4.2 **Arboricultural Officer**

The development is to be carried out in accordance with the recommendations as provided within the ecological impact assessment dated December 2015 provided by Herpetologic Ltd.

4.3 Neighbours

Two responses were received (11 Arundel Gardens), which can be summarised as follows:-

- The building of any non-continually occupied premise on this site will immediately jeopardise the security of my home.
- The application should be amended to (a) stipulate sole use by the scout group and (b) cancel the proposed grass area at the rear of the building to allow as many of the existing shrubs, scrub and saplings to be retained. In this way the local residents would not be subjected to disturbance throughout the day and the peaceful and quiet nature of the area can be retained while offering residents a certain degree of comfort and maintain security, which in our case is particularly pertinent as the southern boundary of the site is only 5 metres from our house and back door.
- The security of the building and car park area needs to be such that it deters youngsters that sometimes use the road and roundabout as a skateboarding park from gathering in the vicinity and being that much closer to our property.

5 MATERIAL PLANNING CONSIDERATIONS

Layout, Scale and Design

- 5.1 The proposed building would be sited centrally within the plot, with the parking provision sited to the northernmost part and allowing for a significant separation distance between the proposed building and the southern boundary.
- 5.2 The building would be modest in scale, with a maximum height of some 4.9 metres, a depth of 10.945 metres and a width of 24.556 metres. It is considered that the scale proposed is acceptable in this location, and that it is well sited within the plot so as to reduce the impact of the building on neighbouring sites.
- 5.3 The building would be located in a prominent location, at the head of the roundabout and visible from the bridleway to the east. The design of the proposed building uses features present on the neighbouring primary school, St Nicholas Primary School, with its sloping interconnecting roof style.
- 5.4 'Thermowood' vertical cladding is proposed to the external walls. The building would have an interconnecting roof with a sedum roof to the front elevation and grey slate and solar thermal and PV panels to the rear elevation. The proposal is for a modern community building and as such the proposed materials are considered acceptable.

- 5.5 The application proposes porous grasscrete blocks for the car parking area, which would be considered an acceptable material for the purpose of drainage, in accordance with policy DM28.

Parking and Refuse

- 5.6 The Parking Standards: Design and Good Practice Supplementary Planning Document requires proposals for D2 uses to provide 1 vehicle space per 20 m² (maximum), 10 cycle spaces plus one per 20 car spaces (minimum) and three disabled bays or 6% of total capacity. A scout hall would fall within a sui generis use, with a community centre falling into D2 use, so the parking requirement must be considered on its own merit.
- 5.7 If the D2 requirement were to be strictly applied the requirement would be for 11 car parking spaces, 12 cycle spaces and three disabled bays. The proposal therefore meets the requirements for the number of car parking spaces, with 11 spaces shown on the submitted plans. Whilst it only provides one disabled bay it is considered that three would be considered excessive for the overall quantity of parking spaces and as such one disabled bay is considered sufficient.
- 5.8 12 cycle spaces would be required on site for a D2 use and 5 have been accommodated for with the proposed cycle store. It is considered that for the proposed use, the cycle provision here would be acceptable.
- 5.9 The bin store is proposed to the western side of the proposed building. This is considered to be an acceptable location, however no details have been submitted as to how this would be enclosed. These details would be required and it would be reasonable to impose this through a condition attached to an approval.

Impact on Neighbouring Properties

- 5.10 The proposed building would be single storey in design with a maximum height of 4.9 metres, which is considered to be fairly modest in scale. It would be sited some 18.85 metres from the nearest part of the rear boundary but due to the siting would not have a back to back relationship with the nearest dwelling, No. 11 Arundel Gardens. Nos. 12-15 Arundel Gardens have rear gardens with a depth of some 12 metres to 15 metres and as such the back to back distance would be in excess of 30 metres for these dwellings. It is therefore not considered that the proposed building would be harmful to the neighbouring properties by way of scale or proximity.
- 5.11 The application proposes solar panels to the rear of the building. It is not considered that these would be harmful to the amenity of the neighbouring dwellings to the rear.

5.12 The proposed building is single storey in nature and as such it is not considered that any unacceptable overlooking would occur as a result of the proposed development.

5.13 The application form states that the use of the building would be as follows:-

Use	Monday to Friday	Saturday	Sunday
D1	0800 – 1700		
Other	1800 – 2200	0800 – 1000	1000 – 1800

5.14 The applicant has stated in the application form that the site would be used for scout activities during the evenings and possibly sub-leased to a nursery school during the daytime. It was stated during the pre-application process that it may also be used for adult evening classes. Whilst this has not been stated in this application the use for adult evening classes would not be considered unacceptable. It was also stated during the pre-application process that the grounds would not be used as the main outdoor area for the Scout Group and there are other facilities they can use if they wish to undertake more extensive outdoor pursuits. It is likely that the outdoor area would be used to practise camping skills, tent erection and generally practising outdoor activities.

5.15 Concerns have been raised from occupiers at 11 Arundel Gardens regarding the loss of the peaceful and quiet nature of the area by way of the use of the scrub to the rear. Due to the proximity to neighbouring residential properties it would be reasonable to condition an approval to be limited to the Scout Hall use, nursery school use only and adult evening classes only, to prevent the site being sub-let to other groups, which may fall within the D1 use and not be considered appropriate due to the siting of the proposed building. In order to address the impact in terms of noise opening hour restrictions stated above would be considered reasonable here and this would be attached to any approval.

Landscaping, Trees and Ecology

5.16 It is proposed that the hedge would be retained to the northern boundary, which would serve to soften the impact of the proposal on the surrounding area. In addition, grasscrete blocks are proposed to the parking area, which would further reduce the visual impact. A maintenance scheme was submitted to the Council, which detailed works that have already been undertaken. A landscaping scheme would be required by condition for any further works to take place.

- 5.17 An ecological assessment submitted with the application found that the proposed scout hall and parking would not have a significant impact on protected wildlife species found within the area.
- 5.18 The Council's arboricultural officer had no objection and stated that the development is to be carried out in accordance with the recommendations as provided within the ecological impact assessment dated December 2015 provided by Herpetologic Ltd.

6 CONCLUSION

- 6.1 The proposal is considered acceptable.

7 RECOMMENDATION

- 7.1 It is proposed that the Committee **RESOLVES**

That planning permission be approved, 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: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) No development shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building, in the interests of amenity.

- (3) The use hereby approved shall be restricted to use as a scout hall (including ancillary use for nursery school and adult evening educational classes) and for no other use within use classes D1 of the Use Classes Order 1987 (or as otherwise amended).

REASON: The proposed use is considered acceptable given the specific community benefit relating to this use whilst other uses within these use Classes may not be acceptable in relation to amenity considerations.

- (4) The use of the site hereby permitted shall not open for use outside the hours of 0800 hours to 2200 hours Monday to Friday, 0800 hours to

1000 hours on Saturday and 1000 hours to 1800 hours on Sundays.

REASON: To enable the Local Planning Authority to retain adequate control over such hours of use, in the interests of neighbour amenity.

- (5) No development shall commence before plans and particulars showing precise details of the hard and soft landscaping, which shall form part of the development hereby permitted, have been agreed in writing by the Local Planning Authority.

Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:-

- schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
- existing trees to be retained;
- areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
- paved or otherwise hard surfaced areas;
- existing and finished levels shown as contours with cross-sections if appropriate;
- means of enclosure and other boundary treatments;
- car parking layouts and other vehicular access and circulation areas;
- minor artefacts and structures (e.g., furniture, play equipment, refuse or other storage units, signs, lighting, etc);
- existing and proposed functional services above and below ground level (e.g., drainage, power and communication cables, pipelines, together with positions of lines, supports, manholes, etc.); shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

REASON: To enable the Local Planning Authority to retain adequate control over the landscaping of the site, in the interests of visual amenity.

- (6) Any ecological works to take place on the site are to be carried out in accordance with the recommendations as provided within the ecological impact assessment dated December 2015 provided by Herpetologic Ltd.

REASON: To ensure that the existing habitat is protected.

- (7) Prior to first use, details showing the proposed bin store should be submitted and approved in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain adequate control over visual amenity.

REASON FOR DECISION AND STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the adopted Development Plan and all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.



Shaun Scrutton

Managing Director

Relevant Development Plan Policies and Proposals

Policies CP1, , CLT6, CLT8, and T8 of the Core Strategy 2011

Policies DM1, DM25, DM26, DM27, and DM30 of the Development Management Plan 2014

Allocations Plan 2014

Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010

National Planning Policy Framework 2012 (NPPF)

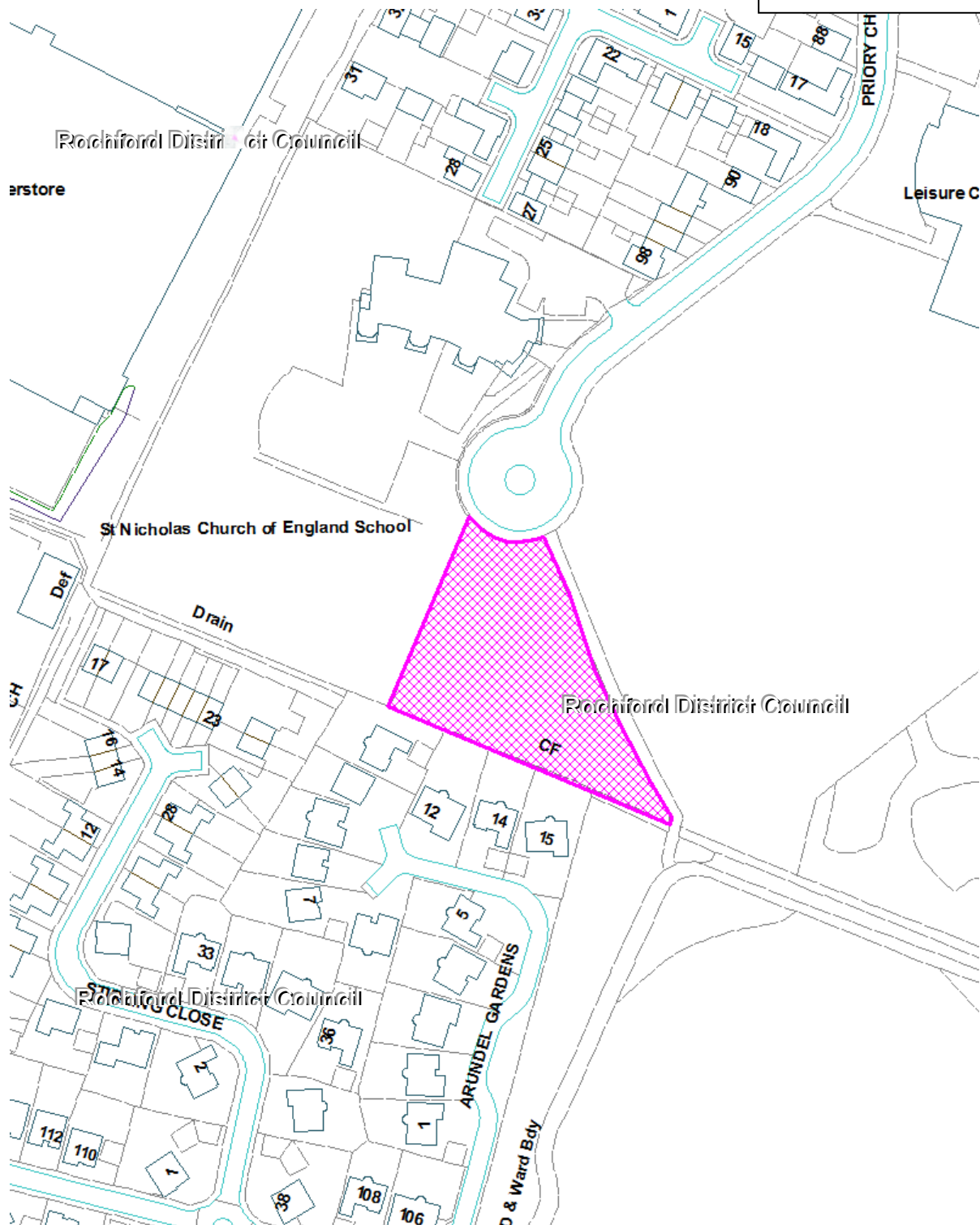
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