

47/15/0002

MR G PINNEY

ERECTION OF A SCOUT HALL WITH TOILET FACILITIES WITH LINK TO CHAPEL, USE OF CHAPEL FOR SCOUTING (D2 USE) AND REPLACEMENT OF LEAN TO EXTENSION WITH THE ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR OF WEST HATCH CHAPEL, SLOUGH GREEN, WEST HATCH

Location: SCOUT HALL, SLOUGH HILL, WEST HATCH, TAUNTON, TA3 5RR

Grid Reference: 327212.120324

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) Site Location Plan
(A3) DrNo WH/08 Site Location Plan
(A3) Dr No WHN/01A Proposed Site Plan
(A3) DrNo WH/03 Proposed ChapelFloor Plan
(A3) DrNo WH/04 Proposed Chapel Elevations
(A2) DrNo WH/05 Proposed New Hall Floor Plan
(A3) DrNo WH/06 Proposed New Hall Elevations
(A3) Dr No WH/15 Entrance elevations

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

3. Prior to work commencing on the new building and extension hereby approved samples of the materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such,

in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

4. (i) The landscaping/planting scheme shown on the submitted plan WHN/01 A shall be completely carried out within the first available planting season from the date of commencement of the development.

(ii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

6. The **access** shall be hard surfaced before it is brought into use. It shall be made of porous material (not loose stone or gravel), or alternatively provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface with the curtilage of the **site, details of which shall have been submitted to and approved in writing by the Local Planning Authority.**

Reason: In the interests of highway safety in accordance with Policy DM1 of the Taunton Deane Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order, with or without modifications, no vehicular access gates shall be erected at any time unless they are set back a minimum distance of 3m from the carriageway edge and hung so as to open inwards only.

Reason: To allow a vehicle to wait off the highway while the gates are opened or closed and thus prevent an obstruction to other vehicles using the highway. In the interests of highway safety in accordance with Policy DM1 of the Taunton Deane Core Strategy.

8. The area allocated for parking on the submitted plan WHN/01 A shall be properly consolidated, surfaced, drained and marked out before the use commences or the building(s) are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the parking

of vehicles clear of the highway in accordance with retained Policy M4 of the Taunton Deane Local Plan.

9. The visibility splays shown on approved drawing WHN/01 A shall be fully provided before the use of the Scout Hall hereby permitted is first used and shall thereafter be maintained at all times.

Reason: To preserve sight lines at a junction and in the interests of highway safety in accordance with Policy DM1 of the Taunton Deane Core Strategy.

10. Details of the means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority and thereafter carried out as agreed prior to the use of the scout hall being implemented and shall thereafter be maintained as such.

Reason: To prevent pollution and flooding in accordance with Section 10 of the NPPF.

11. The windows to be installed in the south elevation of the building shall be obscure glazed with restricted opening as shown on approved drawing WH/06 and shall not be modified thereafter without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of nearby dwellings in accordance with Policy DM1 of the Taunton Deane Core Strategy.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.
2. New water supply connections will be required from Wessex Water. Application forms and guidance information is available from Developer Services web-pages www.wessexwater.co.uk; or calling New Connections Team 01225 526222.

PROPOSAL

The proposal comprises the erection of a single storey building that will be used as a scout hut; the hut will have a covered walkway linking to the existing former chapel. The walkway will link into a replacement single storey extension to the rear of the former chapel. The proposal will also include for the change of use of

adjoining land to provide car parking, turning and a new access. The extension will be constructed in stone with a slate roof to match the existing building.

The new building and extension includes sanitary and catering facilities and a new store allowing the site to be put back into use as for the scouts. The new building will also allow for disabled access and toilet facilities.

The application has also been amended for the change of use of the building to a scout hall. This has been included due to the period of time that the scouts have not used the hall and that no previous application can be found. This will ensure to the use of the building as a scout hall.

SITE DESCRIPTION AND HISTORY

The former Wesleyan Chapel became a scout hall after being purchased by the West Hatch Scout Group in 1951. The building is sited at Slough Green in West Hatch, adjoining residential properties and agricultural land/paddock.

Permission has been granted for the extension and use of the chapel as a Scout Hall: -

47/13/0005/REX - Change of use of former chapel to Scout Hall, two storey extension and change of use of land to form parking area. Granted approval on 21st August 2013.

47/10/0001 - Change of use of former chapel to Scout Hall, two storey extension and change of use of land to form parking area. Granted conditional approval on 29th July 2010.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

WEST HATCH PARISH COUNCIL – Comment as follows:

The Council recognizes the value of the Scout Association in general and the West Hatch Scout Troop in particular to the development of young people in rural villages. West Hatch Parish is home to both the local troop and to the wider scouting movement's facilities at Huish Woods on the A358. The West Hatch Troop has had an established presence, albeit interrupted, in Slough Green for more than 50 years and the Council commend their activities. Further the Council welcomes the proposal to renovate the Wesleyan Chapel which is in need of considerable attention

The Council, however, object to the present proposal on 2 main grounds:-

1. The appearance and size of the proposed new building/structure is NOT in keeping with its neighbours and the surrounding area. The proposed new wooden structure is not in character with the neighbouring bungalows and the existing Chapel. Its size is considerably larger than a nearby wooden stable structure and will be more in evidence from the road. The overall floor area of the proposed plan is more than 4 times greater than the area in the previous approved Planning

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2. There will be an increase in noise and disturbance from the comings and goings of extra traffic, namely the arrival and collection of scouts and the associated manoeuvring of vehicles. This is particularly the case because adequate provision has not been made for entering, turning, parking and exiting the site. Furthermore the Council is concerned with the likely increase in traffic along Higher West Hatch Lane. Although estimates of numbers and routes of traffic are unlikely to be those appearing on the TDBC Planning website, the increase will add substantially to the risks for pedestrians, dog walkers, horse riders, cyclists and other road users. The lane is narrow, twisting with no lighting or footpath and with few accessible verges. The increase in traffic is of major concern to all local residents and to the Council.

If TDBC against the present advice approves the application, this Council asks that two conditions be imposed:-

- i) a legally binding clause that, should the proposed new hall be surplus to requirements in the future, the site be returned to agricultural use, and
- ii) "Please Drive Carefully through our Village" signs be placed at access points along the road into Slough Green.

SCC - TRANSPORT DEVELOPMENT GROUP - Comments on amended plans:

Plans now show acceptable visibility splays for new access; parking provision with acceptable turning and access all acceptable; surface finish acceptable and layout and dimensions also comply with policy requirements.

Conditions to be applied regarding: recessed entrance; entrance gates; gradient; layout and surfacing; visibility splays.

WESSEX WATER - New water supply connections will be required from Wessex Water. Application forms and guidance information is available from Developer Services web-pages www.wessexwater.co.uk; or calling New Connections Team 01225 526222.

DRAINAGE ENGINEER - I note that surface water is to be discharged to soakaway. These should be designed and constructed in accordance with Building Research Digest 365 and made a condition of approval.

Representations

TWELVE LETTERS OF OBJECTION: -

- hazard leaving site with restricted view
- additional vehicles parking on narrow lane
- safety hazard to users of road and horse riders
- turning area insufficient
- affect on tranquillity of rural area
- noise pollution - use of field will create noise and will be annoying to residents
- visual impact of car park and use of cheap/modern materials
- not in keeping with materials of chapel; against advice of planning officer
- windows should be obscure glazing and non-opening

- treatment and disposal of foul water, ditch will not cope with output
- poor surface water drainage
- hall will be used by other groups increasing traffic
- no public transport
- lack of privacy
- no disruption to right of way over site
- protection of horses in adjoining field
- prohibit building from multiple nights use per week and loan/hire of building for other purposes
- building too substantial for quiet, rural location
- not suitable location for Scout HQ; should use other suitable village halls; Huish Woods can be used
- building too high, made worse by ground levels
- hidden agenda; no finance
- requirement for external lighting

ONE LETTER OF SUPPORT signed by 32 residents: -

- Old chapel is rightful home
- Purchase of land for sewerage treatment now allows extension and restoration of chapel
- Turning area could be organised for dropping off and collecting

ONE LETTER OF SUPPORT: -

- Should encourage scouting movement; provides opportunities and skills
- Contributes to well-being of community
- Renovation of chapel
- New building similar to other structures granted permission in the area
- Landscaping to reduce visual impact
- Increased traffic seen in context – excessive speeds of local residents and agricultural contractors; Farmers Arms generates greater traffic, should covers be restricted there
- Understanding that parents share lifts and sometimes stay, reducing the number of journeys
- Consideration for neighbour amenity
- Strong desire by residents to see West Hatch Scout Group return should be considered along other views

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
 CP8 - CP 8 ENVIRONMENT,
 NPPF - National Planning Policy Framework,

LOCAL FINANCE CONSIDERATIONS

None.

DETERMINING ISSUES AND CONSIDERATIONS

The main issues in the consideration of this application are the principle of the

development, the impact on neighbouring property and the impact on the highway network.

Use of buildings as scout hall

The former chapel building has been used previously as a scout hall, and has been identified as a scout hall on plans during the construction of the adjoining bungalows. In recent years, due to the lack of facilities, the building has been used primarily as storage for the scout group. As there are no previous records of a change of use, though in 1951 it may not have been required, and the lack of use in recent years, a change of use would ensure the use of the building and the land.

It should be noted that the former chapel, along with a two storey extension and use of the land, has been granted planning permission to be used as a Scout hall in 2010 and renewed in 2013. As such, there is an existing permission that could be implemented for the same use; to use the site for Scouting. The existing permission to extend the building has not currently been implemented due to costs.

The scout hall and use is not considered to cause any detrimental harm to highway safety. There would a limited number of cars parked for a short period of time to drop off or collect children. The road at Slough Green does not have any restrictions and currently any visitors to the residential properties park on the roadside.

There is one nearby residential property sited the side of the chapel. Any harm to the amenity of the property would be minimal with the scouts meeting a few times a week, and are not expected to stay late into the evening. The adjoining land maybe used for camping etc. for a certain number of days a year while not requiring planning permission, and the land has an extant permission for such a use

It should again be noted that a change of use may not be required if a certificate of lawfulness was submitted and it should be remembered that the chapel has previously been used as a scout hall at a time when the residential properties had already been constructed.

Scout hall

The proposed scout hall has a simple pitched roof design with a veranda, leading to a walkway that is connected to the former chapel. The hall will be finished with a timber cladding that is considered acceptable in this location.

The hall would be set back, and to the side of the chapel, with the gable end of the hall in line with the rear of the proposed lean-to extension. As such, the siting of the hall is not considered to harm the setting of the chapel.

Whilst close to the boundary of the neighbouring property, the hall has a shallow pitch with a ridge height of 5.9m, and the height of the eaves is 2.5m. Given the hall is sited to the north of the neighbouring property there is not considered to be any loss of light or shadowing from the hall. Furthermore, the side of the hall is partially screened by an existing boundary hedge and the neighbouring property adjoins a field/paddock that provides open views to the east; the proposed hall is therefore not

considered to be overbearing.

Any windows within the hall facing onto the adjoining neighbours garden will be obscure glazed and fixed shut.

Single storey extension

The extension is subservient to the chapel, designed with a simple lean-to roof, and will replace an existing lean-to extension in the same location. The extension will be finished in timber cladding to match the proposed scout hall. The use of timber is 'lightweight' in appearance and does not detract from the chapel.

The extension, as proposed, is considered to improve the visual amenity of the area as the existing single storey corrugated extension will be replaced.

Given that the extension is a smaller replacement, and that there are no windows, the extension is not considered overbearing or detrimental to the amenity of the adjoining property.

The extension will allow for storage and access to the chapel, where a kitchen area is to be provided, allowing the more space within the proposed scout hall, and reducing the size of the proposed hall.

A boundary hedge close to the extension can be protected during construction.

Visual amenity/Landscape

The site is bounded by existing hedgerow and tree planting and subject to some additional hedgerow planting, the parking area is not considered to harm the visual amenity of the area.

Existing hedgerows will screen the proposed hall; the hall will not project beyond the rear boundary of neighbouring properties into the adjoining field, and within the adjoining field there is a stable block. Given this context, the proposed hall is not considered to harm the visual amenity of the surrounding area.

Highways

It is proposed to use an area of land to the side of the chapel to provide parking for 8 vehicles, including one disabled parking space. The parking area will be accessed by an existing vehicular access into the field, whilst a second access is proposed to be used by users of the adjoining field. The parking area will be constructed with compacted scalplings (permeable).

An area for cycle storage is also proposed.

Access into the site will be widened and can provide the necessary visibility splays and vehicles have sufficient space within the site to be able to leave in forward gear. As such, subject to conditions, the Highway authority raise no objection.

Other Matters

A new foul drainage treatment system is proposed, details of which will be requested as a condition of this application.

Huish Woods is not a possible site for the Scout Group; Huish Woods provides facilities for Scout Groups to use, including access to some land, camping etc. The woods do not provide permanent bases for any Scout Groups.

The applicants have confirmed ownership of the chapel for 83 years and that regular meetings stopped due to the lack of facilities. The applicants also believe the chapel would not further decline once the building was refurbished and regular meetings were to start again.

Conclusion

The proposal is not considered to cause any detrimental harm the amenity of the area nor harm highway safety. The use of the building is considered appropriate within the locality providing facilities for local children by an association that has had links with the area since 1932. Furthermore, permission has been previously granted to extend and use the chapel as a scout hall, with associated land and parking. The proposal is therefore considered to be acceptable and recommended for approval.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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