Case No: **1201702FUL (FULL PLANNING APPLICATION)**

Proposal: **DEMOLITION OF FLAT ROOF EXTENSIONS TO SIDE AND REAR OF HALL. REPLACEMENT EXTENSIONS TO INCREASE FLOOR AREA**

Location: **SCOUT HALL BEDFORD STREET**

Applicant: **1ST ST NEOTS SCOUT GROUP**

Grid Ref: **518538 260560**

Date of Registration: **26.10.2012**

Parish: **ST NEOTS**

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The building subject to this application has a lawful use as a Scout Hall (sui generis) and was constructed for this purpose. This is clear from the original stone plaque at the entrance of the building. The building in located on the southern side of Bedford Street, which is to the north of St Neots Town Centre. It is in the designated Conservation Area for St Neots and in an area liable to flooding.

1.2 The building is located in a residential area and sits on the eastern edge of the site, and its entrance abuts the public footpath. It has been extended and the building now forms an 'L' shape. Some unmarked parking areas are provided within the fenced area of the site.

1.3 The application seeks permission to extend the building at the rear of the site following the demolition of the existing extension that exists to the rear and side of the original building.

1.4 It is expected the new extended building will be used as learning facilities for the scouts, however, the information submitted with the application also indicates some community groups will also use the building. This further use is considered to be ancillary to the man use.

1.5 The site is under the ownership of Huntingdonshire District Council, therefore to be determined by Members of the Development Management Panel.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's

planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website http://www.communities.gov.uk and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: http://www.communities.gov.uk then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

3.1 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **En5**: "Conservation Area Character" - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.

- **En6**: "Design standards in Conservation Areas" – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.

- **En25**: "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

- **CS9**: "Flood water management" – the District Council will normally refuse development proposals that prejudice schemes for flood water management.

3.2 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- None relating to this application.

3.3 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at http://www.huntsdc.gov.uk click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

3.4 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C1**: "Sustainable Design" – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.

- **C5**: "Flood Risk and Water Management" – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.

- **E1**: "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.

- **E3**: "Heritage Assets" – proposals which affect the District's heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.

- **H7**: "Amenity" – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

3.5 Policies from the Huntingdonshire Local Plan to 2036 - Draft Strategic Options and Policies (2012)

3.6 Policies from the Huntingdonshire Local Plan to 2036 - Draft Development Management Policies (2012)

- **DM13**: – "Good design and sustainability" – development proposals should be at high standards of design for all new sustainable development and the built environment.

- **DM14**: "Amenity" – requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.

- **DM23**: Flood risk and water management" – outlines the considerations for the acceptability of development in relation to the risk of flooding, including the implementation of Sustainable Drainage Systems (SuDS).

- **DM27**: "Heritage assets and their settings" – to protect and conserve the district's heritage assets, including listed buildings, conservation areas and related assets. A sustainable development proposal will be acceptable where it avoids or minimises conflict with the conservation of any affected heritage asset and the setting of any heritage asset.

4. PLANNING HISTORY

4.1 No formal planning history has been recorded.

5. CONSULTATIONS

5.1 **St Neots Town Council: Recommend the application is approved**, (COPY ATTACHED).

5.2 Environment Agency: No objections to the application, subject to conditions being appended to the decision notice relating to levels.

5.3 County Highways Engineer: No objections in principle, amended plans should be submitted to show visibility splays can be achieved.

6. REPRESENTATIONS

6.1 One letter of objection received from the occupiers of the neighbouring property to the west (No. 40 Bedford Street). The concerns raised relate to highway safety and parking in Bedford Street.

7. SUMMARY OF ISSUES

7.1 The main issues to consider are the design of the extension and if it sympathetic to the existing building and the wider Conservation Area. Neighbour amenity and flood risk issues will also be considered.

Design and impact upon the Conservation Area:

7.2 The site is located in the Conservation Area and the original building does hold some historic merit, although it is not a Grade II listed building.

7.3 The extension has been designed to take advantage of the currently un-used land to the south of the site and will run the full length of the southern boundary of the site. The new building will result in an extended 'L' shape and will it will replace the existing flat roof. It has been designed sympathetically and in context with the existing building, and overall can be seen as an improvement to the present appearance of the building and the overall site.

7.4 However, conditions should be imposed to ensure the development is constructed use high quality materials to further enhance the building and the site.

7.5 The proposal to extend the building is considered to enhance and preserve the Conservation Area and can be supported in terms of design. The application therefore accords with Policy EN5, EN6 and EN25 of the Huntingdonshire Local Plan 1995, Policy E1 and E3 of the Development Management DPD, and, DM13 and DM27 of the Huntingdonshire Local Plan – 2036.

Highways related issues:

7.6 The Highways Engineer has not objected to the scheme in principle, however, amendments to the scheme have been suggested to

ensure the correct vehicle and pedestrian visibility splays can be provided. The plan showing the visibility splays is expected to be submitted, and members will be informed prior to the meeting of the outcome from consultation with County Highways.

7.7 The information received with the application suggests no. 4 parking's spaces will be provided within the site. As the site is located in a sustainable location, close to the Town Centre with ample parking available in the public car parks, the amount of parking is considered to be acceptable in this instance. Additionally the parking restrictions in place at present along Bedford Street should ensure parking on the highway is kept to a minimal.

Neighbour amenity:

7.8 The extension proposed will be single storey and will be at the very worse case located approximately 2 metres away from the common boundary of the rear garden to the neighbour (No. 40 Bedford Street). Whilst being located to the south of residential properties in Bedford Street, the separation distance and the design, with the roof sloping away from the boundary the extension will ensure the proposed extension does not cause harm, by means of additional overshadowing or the building becoming over bearing in nature. The same can be said for the residential properties to the south of the site in Russell Street. It has been confirmed by the agent the new storage area will be a ground floor level only. However a condition will be imposed for the window to obscure glazed to safeguard the level of privacy currently enjoyed by the occupiers of No. 40 Bedford Street in the future.

7.9 All of the comments from the occupiers of No. 40 Bedford Street have been fully considered. The highway related issues have are considered under the relevant heading above. However, the occupiers of No. 40 Bedford Street will be consulted once the amended plan has been received showing the re-location of the gates and visibility splays. Any further comments received will be reported to members prior to the meeting.

Flood related issues:

7.10 The Environment Agency has not objected to the scheme, however, it has been suggested that a conditions should be imposed by condition. It is expected the floor levels shall be set no lower that the existing at 15.805m above Ordnance Datum Newlyn (ODN) to protect the development from extreme flooding.

Other issues:

7.11 The neighbour did raise concerns about the proposed use of the building during a meeting with the Planning Officer. However, as stated in the letter received from the occupiers of No.40 Bedford Street, they have been assured by the Scout Group that the community use will be ancillary to the main use as a Scout Group. The hours of operation have also been confirmed as any actively to be closed by 9:30pm. The occasional fund raising events, which have been confirmed to the maximum of 5 a year, will require the building to be open until 11.30pm.

Conclusion:

7.12 The extension has been designed appropriately for the site and the appearance of the building will enhance the Conservation Area. There are no issues relating to neighbour amenity and the flood relating issues can be controlled by condition indicating the correct floor levels. The principle of the development has been accepted by the County Highways Officer and further information is expected to clarify the visibility splays.

7.13 Having regard to applicable national and local planning policies, and having taken all relevant consideration into account, it is recommended that planning permission should be approved in this instance.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. RECOMMENDATION - APPROVE subject to conditions to include the following:

02003	Time Limit (3yrs)
Nonstand	All materials to be submitted
Nonstand	joinery details for submission
Nonstand	hours of use
Nonstand	floor levels 15.80
Nonstand	car parking to be provide prior to use
Nonstand	Details type and position boundary treat

CONTACT OFFICER:
Enquiries about this report to **Linda Morse Development Management Officer 01480 388411**

St Neots Town Council
Planning Applications to be Considered
By the Planning Committee on Thursday 22 November 2012

Plan No	Development, Location and Applicant	Town Council Recommendations
5	**1201684FUL – 7 November 2012** **Proposal:** Extension to provide entrance porch. **Location:** 42 Otter Way, Eaton Socon, St Neots **Applicant:** Mr J Riches	Recommend – **APPROVAL** Proposed – Cllr Thompson Seconded – Cllr Wainwright
6	**1201722FUL – 7 November 2012** **Proposal:** First floor rear extension over existing ground floor extension. **Location:** 63 Crosshall Road, Eaton Ford, St Neots PE19 7AB **Applicant:** Mr S Darrington	Recommend – **APPROVAL** Proposed – Cllr Thompson Seconded – Cllr Usher
7	**1201702FUL & 1201703CAC – 2 November 2012** **Proposal:** Demolition of flat roof extension to side and rear of hall. Replacement extension to increase floor area. **Location:** Scout Hall, Bedford Street, Bedford. **Applicant:** Ms Teresa Cameron	Recommend – **APPROVAL** Proposed – Cllr Thompson Seconded – Cllr Usher John Cotton & Keith Horn (Scouts Association) were present. The Chairman briefed the Committee on residents' concerns about parking
8	**1201734FUL – 13 November 2012** **Proposal:** Front ground floor extension and rear ground floor extension **Location:** 33 Alamein Court, Eaton Ford, St Neots **Applicant:** Mr & Mrs B Shepherd	Recommend – **APPROVAL** Proposed – Cllr Thompson Seconded – Cllr D Ruck
9	**1201712LBC – 13 November 2012** **Proposal:** Remove existing signs, lights and lanterns and install new signs, lights and lanterns **Location:** The Bridge Hotel, 1 Market Square, St Neots **Applicant:** Trust Inns Ltd	Recommend – **APPROVAL** Proposed – Cllr Thompson Seconded – Cllr D Ruck Comment: Improvement to look of building and entrance to town In keeping with building character

Development Management Panel

Scale = 1:1,250

Date Created: 06/02/2013

Application ref: 1201702FUL and 1201703CAC

Location: St Neots

Huntingdonshire DISTRICT COUNCIL

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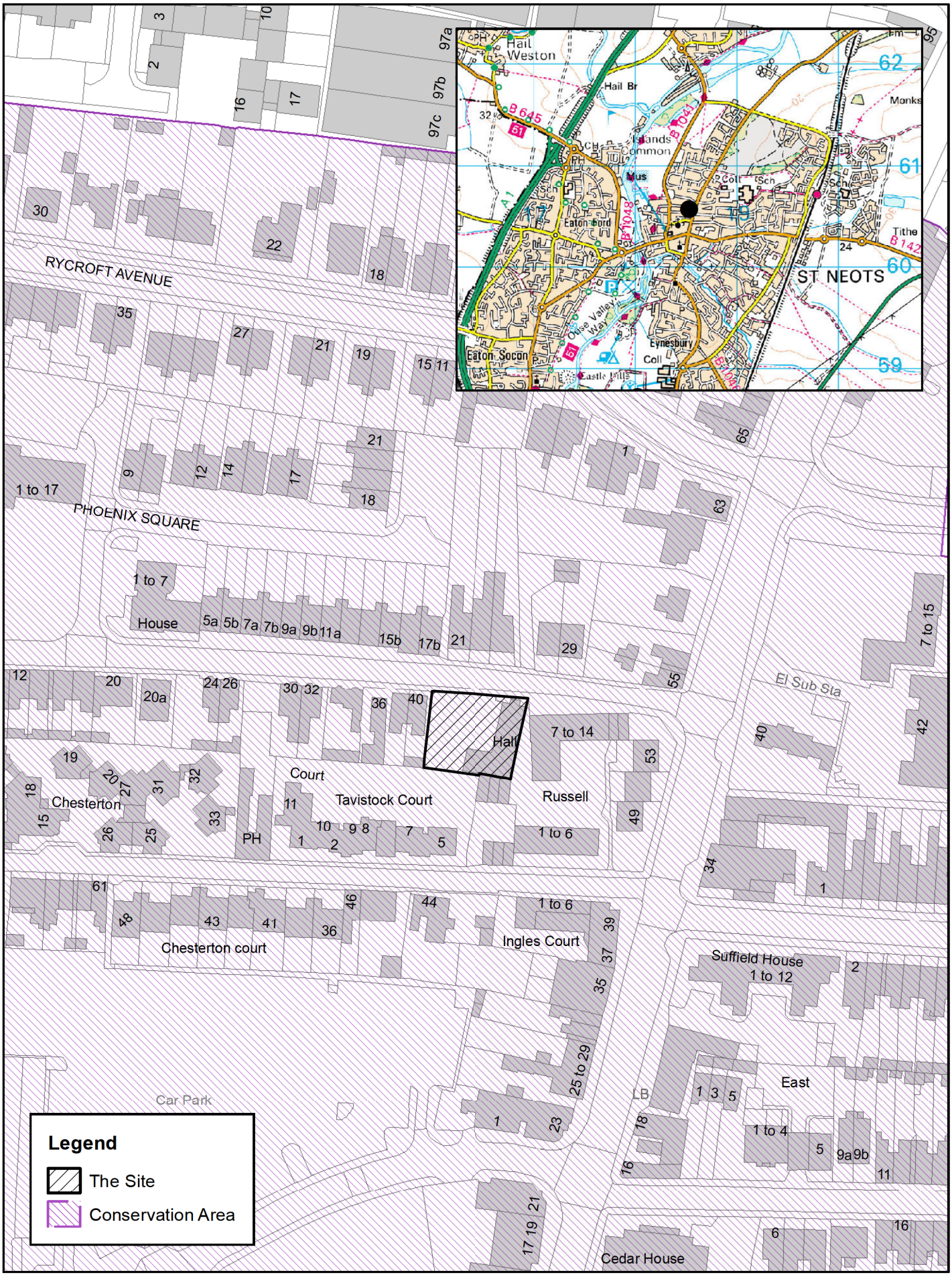
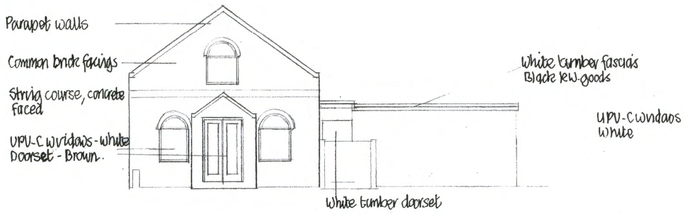
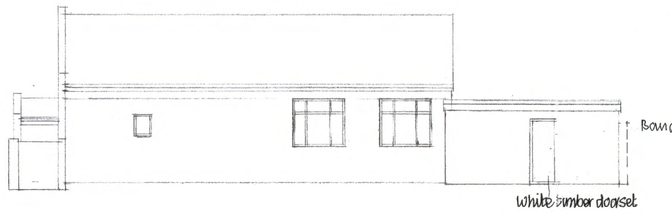
Ordnance Survey HDC 100022322





NORTH ELEVATION Facing Bedford Street.
SCALE : 1/100



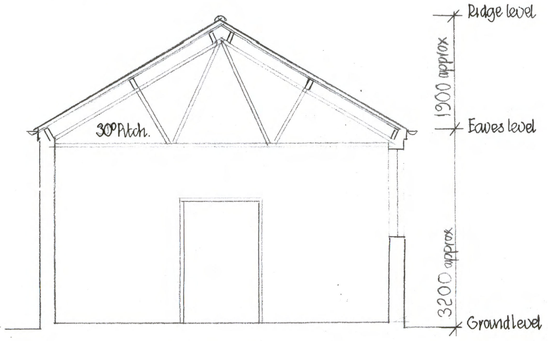
WEST ELEVATION Facing house garden & gable end, No 40 Bedford Street.



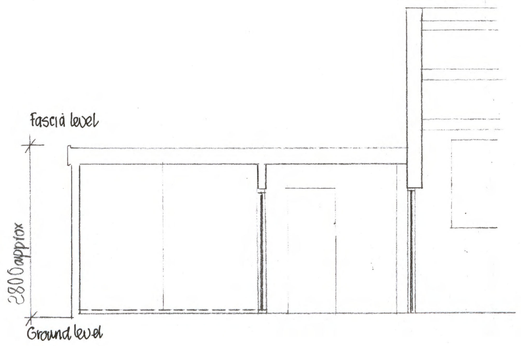
EAST ELEVATION Facing Flats to Russell Court.



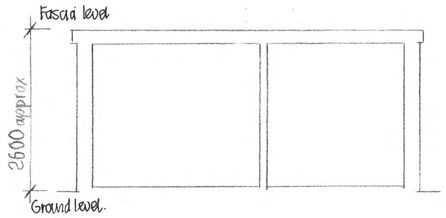
BLOCK PLAN
SCALE : 1/2500



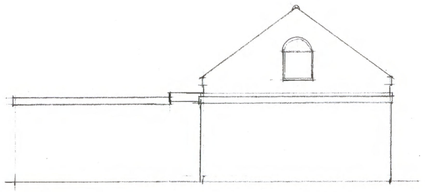
SECTION A-A
SCALE : 1/50



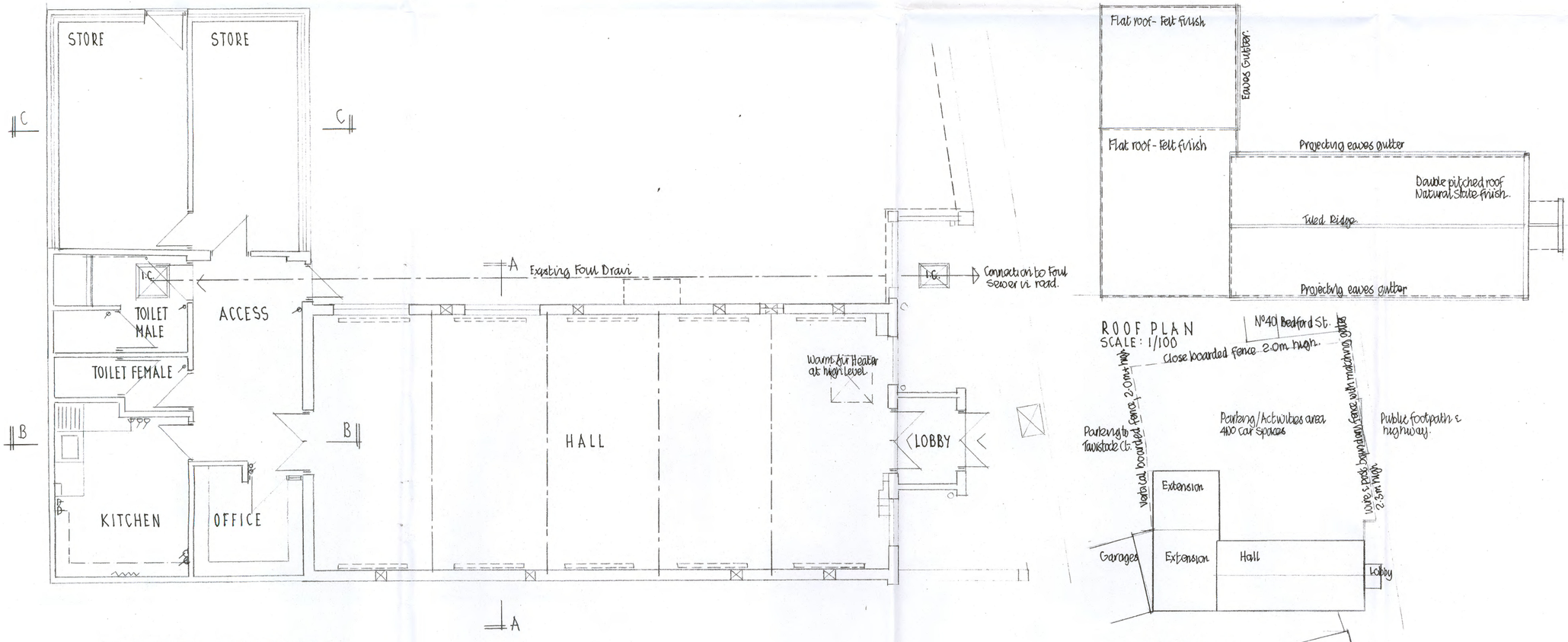
SECTION B-B



SECTION C-C



SOUTH ELEVATION Abutting Garages & Facing Parking Area to Tavistock Court
SCALE : 1/100



GROUND FLOOR PLAN
SCALE : 1/50

THIS DRAWING MUST BE READ WITH SK|1367|2B SKETCH SCHEME.

A : Additional information added 15|6|2012

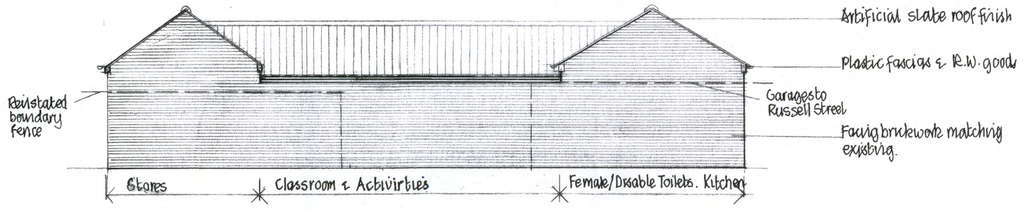
EXTENSIONS & ALTERATIONS AT
ST. NEOTS SCOUT HALL, BEDFORD STREET,
ST. NEOTS, PE19 1AX

SURVEY AS EXISTING

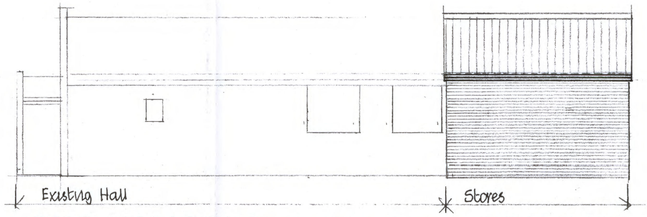
DRWG. REF. :- S|1367|1 A

JOB No	JMS|367	JOHN M. SEARLE M.CIAT Architectural Technologist. 26 CONSTABLE AVENUE, EATON FORD, ST. NEOTS, CAMBS. PE19 2SG Tele : 01480 470055
SCALE	Refer to Plan	
DRAWN	JMS	
DATE	June 2012	

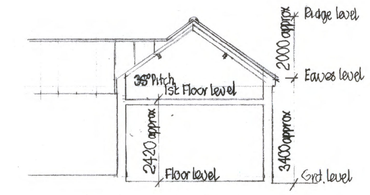
THIS DRAWING MUST BE READ WITH S|1367|1A SURVEY AS EXISTING



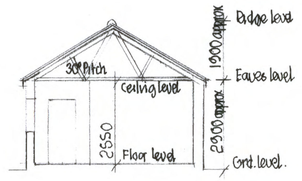
SOUTH ELEVATION Abutting Garage & Facing Parking Area to Tavistock Court.



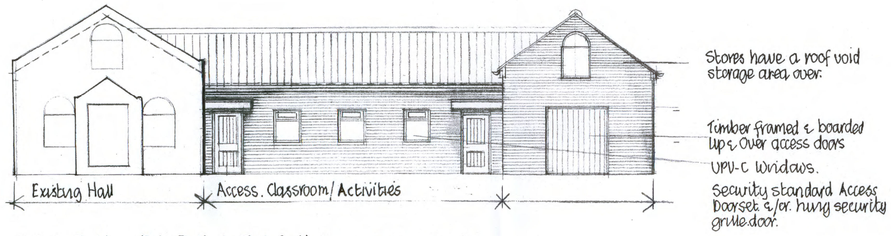
WEST ELEVATION Facing house gable end & rear garden, No 40 Bedford Street.



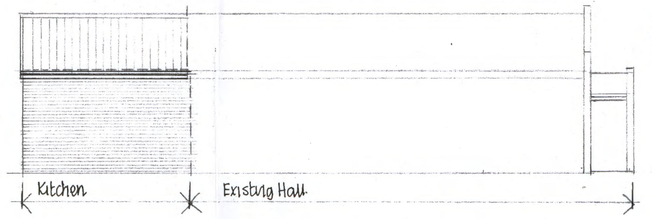
SECTION A-A



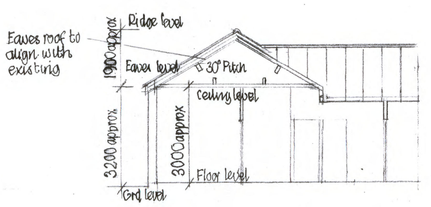
SECTION B-B



NORTH ELEVATION Facing Bedford Street.



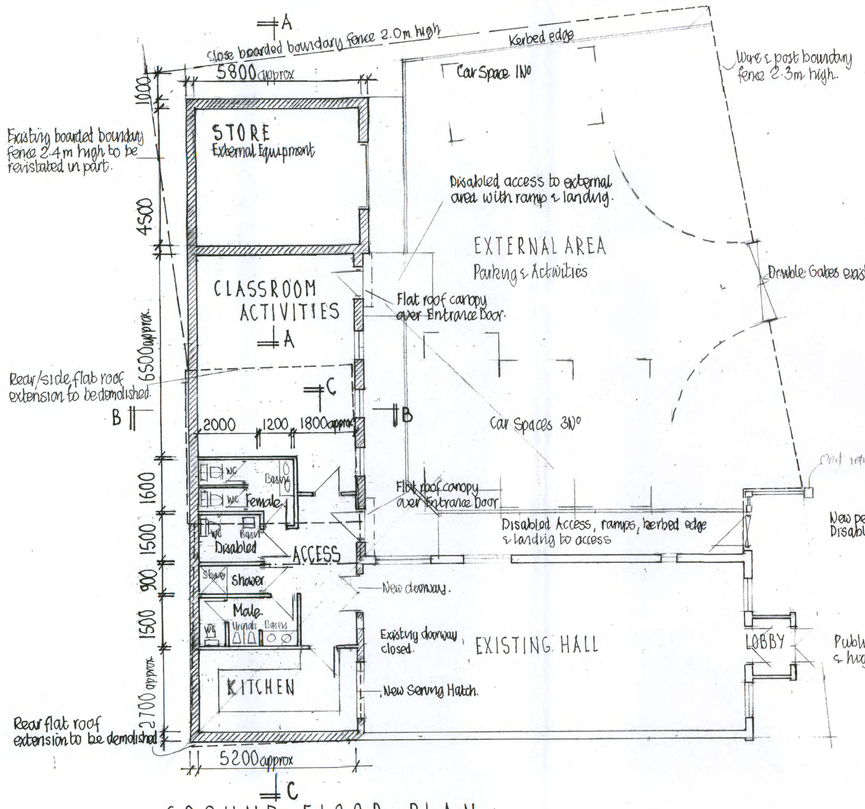
EAST ELEVATION Facing Flats to Russell Court.



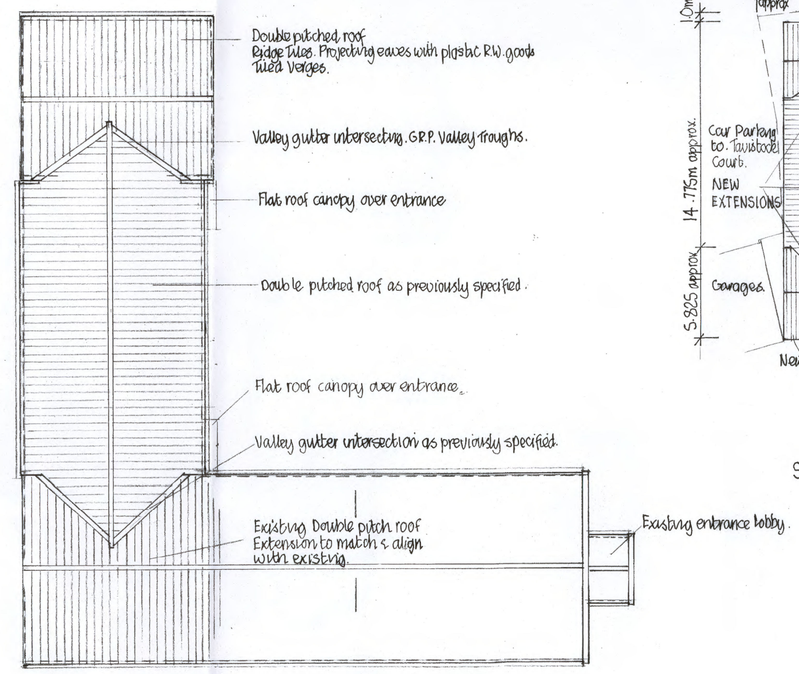
SECTION C-C



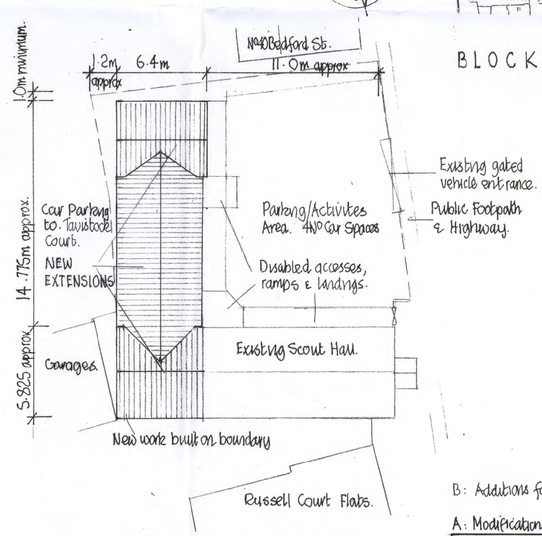
BLOCK PLAN SCALE: 1|2500



GROUND FLOOR PLAN



ROOF PLAN



SITE PLAN SCALE: 1/200

B: Additions for Planning Application. Drwg No changed. 15|6|2012
Classroom/Activities area increase.
A: Modification. Reduced storage. Shower Comp. included etc. 8|12|2011

EXTENSIONS & ALTERATIONS AT ST. NEOTS SCOUT HALL, BEDFORD ST., ST. NEOTS. PE19 1AX

SKETCH SCHEME

DRWG. REF.:- SK|1367|2 B

JOB No	JMS|1367
SCALE	1|100 unless stated.
DRAWN	JMS
DATE	November 2011

JOHN M. SEARLE M.CIAT.
Architectural Technologist.
26 CONSTABLE AVENUE,
EATON FORD, ST. NEOTS,
CAMBS. PE19 7BH.
Tele: 01480 470056.