
Site Address:	Scout Headquarters, adj 65 New Lane, Havant		
Proposal:	Renewal of temporary permission 09/60252/004 for the retention of single storey steel storage container at the rear of the existing building.		
Application No:	APP/13/00723	Expiry Date:	13/09/2013
Applicant:	Scout Group	Team:	Team 1
Agent:	Mr Snocken	Case Officer:	Aaron Wright
Ward:	Bondfields		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

The application site is located on the edge of a residential area of Havant to the north of the Town Centre, opposite the industrial/employment area of New Lane.

The site features a small, single storey, pre-fabricated detached building. To the north west of the plot lies a small river and to the south west lie two semi-detached dwellings, No's. 63 and 65 New Lane. The plot is level and laid to lawn with two large trees in the south of the plot. The south eastern boundary which runs parallel to New Lane is represented by a 1.2m high wire fence.

2 Planning History

There have been a number of applications relating to this site, of which the most recent four applications have been for the retention of the steel storage container which is also the subject of the current application.

09/60252/004

Renewal of a temporary permission for the retention of a steel storage container at the rear of the existing Scout Hut. Temporary consent granted 11/01/2010

06/60252/003

Renewal of a temporary permission for the retention of a steel storage container at the rear of the existing Scout Hut. Temporary consent granted 17/11/2006

03/60252/00

Application for the temporary siting of a steel storage container adjacent to the hut. Temporary consent granted 08/12/2003

00/60252/001

Application for the temporary siting of a steel storage container adjacent to the hut.
Temporary consent granted 24/11/2000

96/60252/00

Application for the temporary siting of a steel storage container adjacent to the hut.
Temporary consent granted 08/11/1996

3 Proposal

The application proposes the renewal of a temporary permission for the retention of a steel storage container at the rear of the existing Scout Hut. The container is used by the Scouts for the storage of their equipment.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No objection

Development Engineer

No objection

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 23

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) The principle of development
- (ii) Impact on the character and appearance of the area
- (iii) Neighbour amenity

(i) The principle of development

The application site is located within the urban area of Havant where the principle of development is acceptable subject to the requirements of the Local Plan and any other material planning considerations.

(ii) Impact on the character and appearance of the area

The storage container is functional in appearance and is located at the rear of the Scout Hut, which significantly reduces the containers presence within the street scene.

It is considered that it relates reasonably well to the main building in scale and bulk and the cream colour aids in reducing what may otherwise appear as a stark box in contrast to the existing building.

Whilst an extension to the Scout Hut to provide the required facilities would be a preferable means of meeting the Scout's requirements, it is understood that there are presently insufficient funds to undertake such a project.

As is consistent with the previous applications the applicant recognises the need to maintain the appearance of the container and has agreed to re-paint the container, which the authority will specify has to be undertaken within 6 months of planning permission being granted; in line with previous decisions.

It is considered that limiting the time period of consent for the current application is an appropriate means of reviewing the appearance of the container in 3 years time and may enable a more permanent solution to be sought after this period.

Having regard to the above information it is considered that the community facility offered by the Scout Group is an important one and the need to store ancillary equipment in a secure manner essential. The proposed container allows for this in a modest and discreet manner and as such would preserve the prevailing character and appearance of the area.

(iii) Neighbour amenity

The only residential property that would be affected by the development is adjoining neighbour 65 New Lane. The container is close to the boundary with no. 65; however it is situated at the end of the plot and is relatively low in height it therefore does not result in any material loss in light, overshadowing, overbearing effect or loss of privacy. I

(iv) Flood Risk

Part of the application site falls within Flood Zones 2 and 3 and is therefore at a risk of being flooded. However the unit is for the storage of equipment only and will therefore not put any of the Scouts at unnecessary risk or increase the pressure on the emergency services. The Environment Agency has considered the development proposed and raised no objection due to the nature of the use.

8 Conclusion

Having regard to the above information it is recommended that a three year temporary permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/13/00723 subject to the following conditions:

- 1 This permission shall be for a limited period expiring on 30 September 2017 on or before which date the use of the land for the siting of a steel storage container shall be discontinued permanently and the site shall be restored to its previous condition unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The use (siting of a temporary container) is of a type not considered suitable for permanent retention having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 The storage container hereby granted temporary consent shall be painted cream within 6 months of the date of this permission, and shall thereafter be maintained in that condition to the satisfaction of the Local Planning Authority.

Reason: In the interest of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan 1:1250 - Stamped 19 July 2013

Proposed Site Plan and Elevation 1:100 (unnumbered) - Stamped 19 July 2013

Reason: - To ensure provision of a satisfactory development.