

Delegated Report

Planning Application

Planning Application No: 20250130

Location: Scouts Hall, Hampton Crescent Gravesend Kent

Description: Provision of a new modular-built scout and community facility to replace the existing building on-site, including associated landscaping and parking areas.

Applicant: Mr Andrew Jarvis, 31st Gravesend St Aidans Scout Group

Site Visit Date: 14 March 2025

Submitted Documents/Plans

- Application form;
- Drawing no. 23519-0267 Rev. P-00 – Existing Floor Plan;
- Drawing no. 23519-2671 Rev. P-01 – Existing Site Plan;
- Drawing no. 23519-3021 Rev. P-00 – Existing Elevations;
- Drawing no. 23519-3174 Rev. P-00 – Existing Roof Plan;
- Drawing no. 23519-0217 Rev. P-00 – Proposed Location Plan;
- Drawing no. 23519-0317 Rev. P-05 – Proposed Site Plan;
- Drawing no. 23519-0367 Rev. P-03 – Proposed Floor Plan;
- Drawing no. 23519-3172 Rev. P-01 – Proposed Roof Plan;
- Drawing no. 23519-3173 Rev. P-02 – Proposed Elevations;
- Drawing no. Arbtech AIA 01 - Arboricultural Impact Assessment;
- Biodiversity Net Gain Assessment Issue 2.1 by Arbtech Consulting Ltd;
- Transport Statement, February 2025 Rev. A by Mayer Brown Limited;
- Noise Assessment, September 2024 by Environmental Assessment Services Ltd;
- Design & Access Statement;
- Arboricultural Survey, October 2024 by Arbtech Consulting Ltd;
- Preliminary Ecological Appraisal and Roost Assessment by Arbtech Consulting Ltd;
- BNG Metric; and
- Bat Emergence and Re-Entry Surveys (BERS), September 2024 by Arbtech Consulting Ltd.

Superseded

- ~~Drawing no. 23519-0317 Rev. P-02 – Proposed Site Plan;~~
- ~~Drawing no. 23519-0367 Rev. P-00 – Proposed Floor Plan;~~
- ~~Drawing no. 23519-3173 Rev. P-00 – Proposed Elevations;~~
- ~~Drawing no. 23519-3172 Rev. P-00 – Existing & Proposed Roof Plan;~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20050223	Continued use of the building as Scout headquarters and erection of single storey porch on the south elevation to provide disabled persons access.	Permitted	13.05.2005
19770553	Continued use of building as Scout Headquarters	Permitted	01.09.1977

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS10 – Physical and Social Infrastructure
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection -25/03/2025 (first comment)

More information is needed in order to fully assess the implications of this proposal. Although the use as a replacement scout hut is unlikely to result in any noise issues, as it's basically continuing an existing use albeit in a new building, the proposal also refers to community use. However, no details of the proposed community use have been given - type of event, time of day/evening or frequency of events. In many instances building such as these can be hired out for private parties, community events etc. Many of these events involve live or recorded music.

Although a noise impact assessment has been submitted, this relies on noise levels for 'child/youth-based activity'. Noise levels from events for adults are likely to result in more noise, an end at later times. No hours of use have been given in the submission as far as I can see.

In addition, the plans show a plant room, but no details of any proposed plant have been provided and the noise assessment does not cover this at all.

Can the applicant/agent clarify the matters raised above please.

GBC Environmental Protection -23/10/2025 (second comment)

Advises that the gas cylinders being in an external caged store would be ok.

GBC Environmental Protection -27/10/2025 (final comment)

Yes, we can deal with the plant room by a condition:

Prior to the operation of any plant/equipment associated with the use, a noise impact assessment shall be carried out and submitted to the LPA for approval demonstrating that:

The rating noise from fixed building services/mechanical plant/equipment, including any air systems, associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014+A1:2019

KCC Highways

Whilst there is no available parking on site, this is as per the existing situation, as the proposals are for a replacement building, similar in size to the existing structure. The use is unchanged from a highway perspective and I consider that in terms of vehicle movements and highway safety, the proposals will not have a significant impact.

I am pleased to note that cycle storage will be provided and I would recommend that this is covered and secure, to ensure it is well utilised.

A construction management plan will be required, should planning approval be granted, and I would request that, where practicably possible, deliveries are avoided during school arrival and departure times.

Consequently, I confirm that provided the following requirements are secured by condition or

planning obligation, then I would raise no objection on behalf of the local highway authority:-

- Submission of a Construction Management Plan before the commencement of any development on site to include the following:
 - (a) Routing of construction and delivery vehicles to / from site.
 - (b) Timing of deliveries, avoiding network and school peaks where possible. (c) Temporary traffic management / signage if required
- Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

Kent Police

1. CCTV is advised for all areas, especially at entry points, reception/waiting areas, till areas, and other areas with limited natural surveillance or storage areas containing high-value equipment. Please ensure the CCTV supports the lighting plan.
2. We strongly recommend alarms, with an auto-dial function, be installed on all external doors, including emergency exits.
3. All external doorsets (a doorset is the door, fabrication, hinges, frame, installation, and locks) including folding or sliding to meet PAS 24: 2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Please Note, PAS 24: 2012 tested for ADQ (Building Regs) has been superseded and is not suitable for this development.
4. Windows on the ground floor to meet PAS 24: 2022 UKAS certified standard, STS 204 Issue 6:2016, LPS 1175 Issue 8:2018 Security Rating 1/A1, STS 202 Issue 7:2016 Burglary Rating 1 or LPS 2081 Issue 1.1:2016 Security Rating A. Glazing to be laminated. Toughened glass alone is not suitable for security purposes. Any curtain walling and fixings should be tested and meet BS EN 1627:2011 and/or be certified to LPS 1175: Issue 7, SR1 or STS 202: Issue 3, BR1.
5. Lighting - Please note, whilst we are not qualified lighting engineers, any lighting plan should be approved by a professional lighting engineer (e.g. a Member of the Institution of Lighting Professionals), particularly where a lighting condition is imposed, to help avoid conflict and light pollution. External lighting to conform to min standard of BS5489-1:2020.
6. Access control. Adequate access control is required for entrances used by staff only such as storage rooms and other restricted areas.
7. Parking - Where unavoidable, the car parking area must be covered by natural surveillance from an "active" window e.g. entrance and sufficient lighting. As a secondary layer of security, we would also recommend CCTV be installed to further monitor use. We also strongly recommend gating access roads/ parking areas to prevent nuisance parking and misuse out of hours.
8. We advise on the use of ground/ wall SBD or sold secure anchors within a cycle storage area to deter bicycle theft.
9. Waste bins should be kept in a secure enclosure, ideally away from the building as bins can become a climbing aid or even an arson hazard.
10. Any Shutters should be as close to the building line as possible and must avoid the creation of a recess. Shutters must be certificated to LPS 1175: Issue 7, SR2; STS 202: Issue 3, BR2; Sold Secure Gold or PAS 68:2013.
11. Open space. Open space areas must be well lit and boundaries must be clearly defined to avoid conflict. We recommend fencing at a minimum height of 1.8m.

12. Defined pedestrian routes to/ from the facility are recommended to improve safety and avoid pedestrian and vehicle conflict.

13. New trees should help protect and enhance security without reducing the opportunity for surveillance or the effectiveness of lighting. Tall slender trees with a crown of above 2m rather than low crowned species are more suitable than "round shaped" trees with a low crown. New trees should not be planted within parking areas or too close to street lighting. Any hedges should be no higher than 1m, so that they do not obscure vulnerable areas.

If approved, site security is required for the construction phase. There is a duty for the principle contractor "to take reasonable steps to prevent access by unauthorised persons to the construction site" under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

We welcome a discussion with the applicant/agent about site specific designing out crime. If the points above are not addressed, they can affect the development and local policing.

KCC Biodiversity

The site is of overall low value for biodiversity, consisting of managed modified grassland and a building in an urban context. Habitats onsite should remain managed to avoid increased suitability for protected species such as reptiles prior to the commencement of construction. The building was deemed to have moderate bat roost potential, and as such two emergence surveys were completed, no bat emergences were recorded (Arbtech, Sept 25) and they are presumed likely absent. Two trees are present onsite, and no ground level tree assessment appears to have been undertaken in relation to roosting bats, however these appear to be immature and unsuitable for roosting bats.

The Biodiversity Net Gain assessment demonstrates a net loss of 0.18 habitat units (-70.44%), and an additional 0.20 habitat units are required to achieve a 10% net gain.

PRECAUTIONARY WORKING METHODS

Sensitive working methods will be required throughout the during of construction, as there is some potential for protected/notable species such as nesting birds, reptiles and hedgehog to be present onsite or in the surrounding habitats.

Suggested Condition Wording:

1. *Any hedgerow and trees to be retained, including its roots, shall be protected from damage in line with The British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012);*
2. *Any required clearance of tall/dense vegetation with potential to support reptiles should be undertaken in two stages, with a first cut to 150mm, followed by a second cut several days later to ground level;*
3. *Brash, rubble and log piles to be relocated shall be dismantled by hand. Where these are suitable for hibernating reptiles/hedgehog, removal shall be conducted outside of the hibernation period (November – February);*
4. *Backfilling of trenches and other excavations shall be undertaken before nightfall, or a ramp shall be left to allow any animals to easily exit;*
5. *All excavations and trenches shall be checked each morning throughout the construction period and prior to infilling;*
6. *All temporarily stored building materials (that might act as temporary resting places) shall be isolated within hardstanding areas and raised off the ground, e.g. on pallets.*
7. *Any work to vegetation/structures that may provide suitable nesting habitats should be*

carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.

8. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0345 1300 228, email enquiries@bats.org.uk or visit the Bat Conservation Trust website.

9. If at anytime a protected species is discovered within the works area all works must stop while a suitably qualified ecologist and/or Natural England are consulted. Works shall not resume until any required surveys and/or mitigation are completed.

ARTIFICIAL LIGHTING

Lighting in the vicinity of a bat roost or along commuting / foraging routes could constitute an offence both to a population and to individuals. Artificial lighting has been shown to be particularly harmful to bats along river corridors, near woodland edges and near hedgerows¹. Local authorities have a duty to ensure impacts upon legally protected species are avoided and impacts upon bats are a material consideration in any planning permission under the Natural Environment and Rural Communities (NERC) Act 2006 and through the NPPF 2024.

Therefore, to mitigate against potential adverse effects on biodiversity, the Bat Conservation Trust/Institute of Lighting Professional's '*Guidance Note 8 Bats and Artificial Lighting at Night*' (or subsequent updates) should be consulted in the lighting design of the development.

1 Bats and Artificial Lighting guidance. Available [here](#)

We advise that the incorporation of sensitive lighting design for biodiversity is submitted to the local planning authority and secured via an attached condition with any planning permission.

Suggested Condition Wording:

*No external lighting, whether temporary or permanent, shall be installed on the site unless details are submitted to and approved in writing by the local planning authority. Details of any proposed external lighting shall accord with the Bat Conservation Trust/Institute of Lighting Professionals '*Guidance Note 08/23: Bats and Artificial Lighting at Night*' and demonstrate that no impacts to bat foraging/commuting activity will result. Such details shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) as well as an ISO lux plan showing light spill. The details shall be implemented as approved and retained thereafter.*

Reason: To limit the impact of light pollution from artificial light in accordance with the NPPF 2024, paragraph 198(c). With consideration for bats and other nocturnal wildlife in accordance with the NPPF 2024, paragraph 187(d).

BIODIVERSITY NET GAIN

The Biodiversity Net Gain (BNG) assessment (Arbtech, Jan 25) demonstrates a loss of a 0.18 habitat units (-70.44%), and an additional 0.20 habitat units are required to achieve a 10% net gain. This loss comes primarily from the removal of 2 x trees and areas of poor condition modified grassland. Post-development habitats have included the creation of other

neutral grassland in moderate condition. We consider that this habitat type and condition may not be achievable given the anticipated amenity use of the site, however this can be resolved post-determination. Additional opportunities such as new tree planting may want to be explored.

No post-development habitats creation is considered to be significant, given the limited unit uplift. There is therefore no requirement for 30 years of management and monitoring with LPA oversight, or a Habitat Management and Monitoring Plan (HMMP). We suggest that any habitat creation measures contributing to BNG onsite may be secured through the production and implementation of a Landscape and Ecological Management Plan (LEMP) and a Biodiversity Gain Plan.

The remaining unit deficit (at present 0.20 habitat units required to achieve 10% but may be more dependent on reconsideration of post-development grassland type/condition), will likely be offset through the obtention of offsite units or statutory credits.

If off-site habitat creation is required, we direct the applicant towards the Kent Biodiversity Net Gain Site Register^[1] available on the Making Space for Nature in Kent and Medway website. Biodiversity Net Gain Guidance for Kent is also available on this website.

Where a developer has a unit deficit smaller than 0.25 biodiversity units (area or linear) they do not need to approach 3 suppliers before considering statutory biodiversity credits. Statutory credits are intentionally marked up in price to prevent undercutting the off-site market; these prices are reviewed every 6 months. Prices are available here: Statutory biodiversity credit prices - GOV.UK. This does not require a Section 106 agreement.

BIODIVERSITY GAIN PLAN Single Phase Development Suggested Condition Wording: The Biodiversity Gain Plan shall be prepared in accordance with the baseline information within the Biodiversity Net Gain Metric and Report (Arbtech, Jan 25).

Reason: To ensure the proposals are in accordance with details submitted and considered as part of the planning application, in accordance with [insert relevant policy].

The above condition is not a statutory requirement but unless imposed there would be no requirement that the Biodiversity Gain Plan submitted for approval to be in accordance with any biodiversity or ecological information submitted with the planning application. This condition may not be appropriate for some outline planning permissions where the post-development biodiversity value will not be known until reserved matters have been approved.

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN (LEMP)

Suggested Condition Wording:

Prior to any landscaping works commencing on site a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The plan shall accord with the measures outlined in the Preliminary Ecological Appraisal and Preliminary Roost Assessment Report (Arbtech, Oct 24), Bat Survey Report (Arbtech, Sept 25) and Biodiversity Net Gain Assessment (Arbtech, Jan 25) associated with the planning application and shall include details of the following:

- a) Habitat creation measures, including full details of all habitats contributing to BGN onsite
- b) A full planting schedule utilising primarily native species;
- c) Full elevations plans detailing the model and location of integral swift boxes in accordance with BS 42021:2022 (north/east facing, 4m from the ground and with unobstructed access);
- d) Details of externally-mounted bat and bird boxes which are to be of durable

construction and suitably located;

e) Locations of 13×13cm holes in closeboard fencing provided for hedgehogs

f) Rolling, long-term maintenance measures covering up to a 30-year period; and g) Details of responsible persons.

The approved plan shall be implemented as described and retained thereafter.

Reason: To protect and enhance biodiversity in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework (December 2024), and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

EVIDENCE OF IMPLEMENTATION - LEMP

Suggested Condition Wording:

Within twelve months of first use of the development hereby approved, photographic evidence of the implementation of such habitat creation and biodiversity enhancement measures as are required by condition X (the LEMP condition) shall be submitted to the local planning authority for approval. The approved measures shall be thereafter retained.

Reason: To protect and enhance biodiversity in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework (December 2024), and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Neighbouring properties

22 surrounding properties were consulted plus site notice – overall consultation expiry date was 26.03.2025 – one response (support) the comments of which can be summarised as follows;

- The Scout Hut has remained largely the same since the 1960's and 1970's;
- The new building will assist the Scout Group, support young people and help them to attract new members into Scouting.

Officer's Analysis

The application site consists of a single storey detached building in use as a scout hall which is situated in Hampton Crescent on the junction with St Benedict's Avenue. It is situated in the St Gregory's Crescent Historic Landfill Buffer Zone and in an Area of Archaeological Potential.

The proposal is for demolition of the existing scout hall and erection of a new scout hall.

As originally submitted, although the replacement of the existing building and the erection of a new building was considered acceptable, there were several issues with the application. These were in respect of design, amenity of neighbours/use of building/amenity and ecology/biodiversity. In a positive and proactive manner the agent was written to setting out the issues with the application and offering the opportunity to revise the proposal and submit the information required. The agent submitted revised plans and the additional information and the assessment of the application is now therefore as follows.

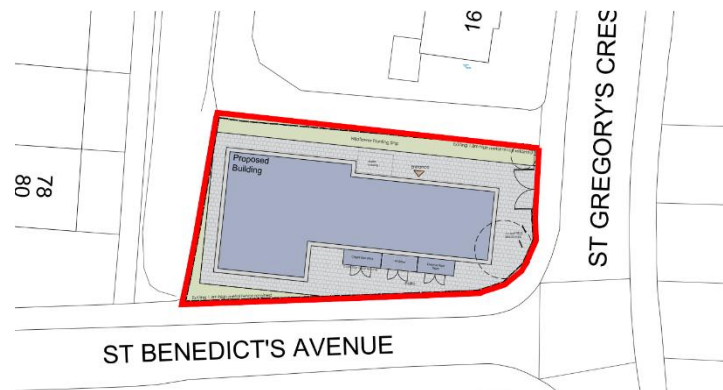
For ease of reference the existing, originally proposed and the amended plans are as follows:

Block Plan - Existing, Originally Proposed & Revised

Existing



Originally proposed

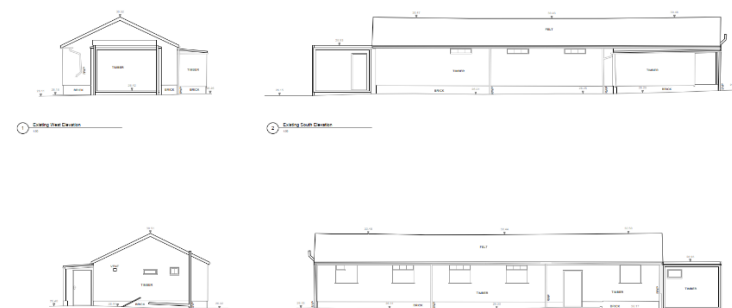


Revised

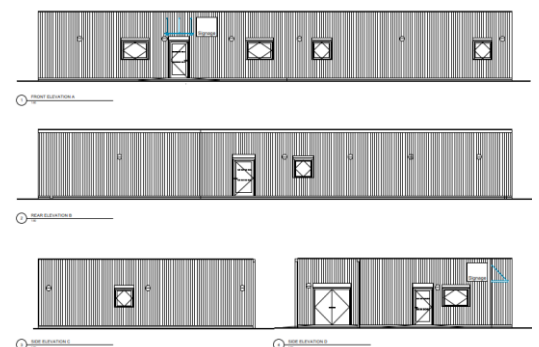


Elevations - Existing, Originally Proposed & Revised

Existing



Originally Proposed

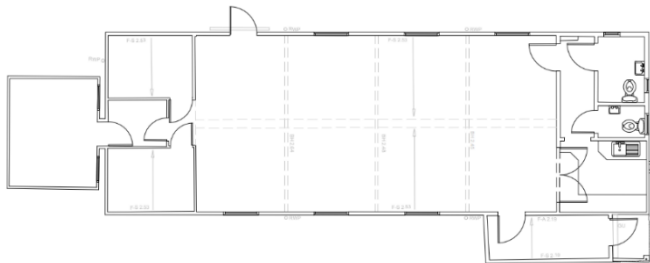


Revised

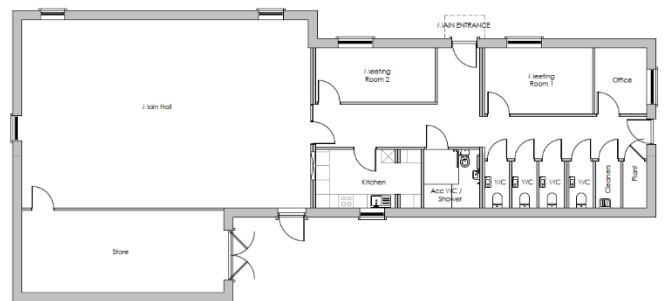


Floor Plan – Existing, Originally Proposed & Revised

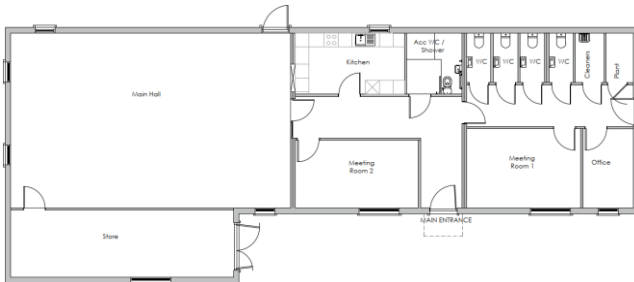
Existing



Originally Proposed



Revised



The principle considerations in the assessment of this application are:

- Design, Character and Appearance
- Neighbouring Amenity
- Parking and Highways
- Biodiversity & Ecology
- Land contamination
- Archaeology

Design, Character and Appearance

This is an application for the erection of a replacement single storey building for a new scout headquarters. The existing scout hut is a detached building which has the following dimensions:

Existing

Length – 18.3m (21.6m when rear element included)

Width – 6.1m (7.7m when side element included)

Height – 4.1m at front to 4.2m at rear

Footprint – 132 sq. m

Originally Proposed

Length - 27.4m

Width – 7.5m – 12.4m

Height – 3.98m

Footprint – 258.7 sq. m

Revised

Length – 27.5m

Width – 8m – 11m

Height – 3.2m – 3.5m

Footprint – 253.8 sq. m

The scout hall is located in a residential area where there are dwellings on all sides of the site. There is a palisade fence surrounding it with a hardstanding area in front of the building and grass surrounding it to the sides and rear.

As originally submitted the proposed replacement building was considered unacceptable in design terms as it would have appeared as an incongruous feature in the street scene out of keeping with the character of the buildings in the area and therefore cause harm to the character and appearance of the street scene. This was due to:

- Large expanse of flat roof;
- Proposed materials – timber cladding does not weather well;
- Distinct lack of openings within the building creating a vast blank area;
- Unusual orientation of the building with the main entrance and therefore the principal elevation being located on the elevation adjacent to no. 168 Hampton Crescent;
- A more suitable location for the services is required – facing St Benedict's Avenue is not acceptable.
- Replacement building would be considerably larger than the existing one on site.

The agent was advised that the design of the building needed to be amended to address these matters including having a pitched roof, more openings, re-orientate the building so that it fronts Hampton Crescent or St Benedict's Avenue, re-locate the services from the St Benedict's Avenue façade so that they are more discreetly located and a reduction or reconfiguring of the footprint of the building.

The agent has submitted revised plans making some of the changes which were requested but not all. They advise that any changes need to be accommodated within the funding and modular delivery constraints of proposal. However, in response to the above issues the agent has made the following changes:

- The completely flat roof has been changed to a roof with a slight fall to it;
- The external timber cladding has confirmed to be Lunawood Thermowood – a

- durable and weather resistant material that naturally greys over time;
- There are a number of additional openings across the elevations;
- The main entrance has been relocated from facing no. 168 Hampton Crescent to facing St Benedict's Crescent;
- The external stores have been re-relocated to the rear away from the St Benedict's Avenue street frontage and therefore more discreetly sited. One of the external stores has been removed from the proposal;
- The overall size of building has been reduced slightly. The footprint of the building has been reduced by 4.9 sq. m. The width of the building has been reduced by 500mm – 1.4m and the height has been reduced by 0.48m at its highest point.

It is unfortunate that not all of the changes that were requested have been made. The existing building has a pitched roof and a pitched roof for the proposed replacement building would be much more in keeping than the flat roof proposed (with a slight fall). However, the agent has explained that the design changes that can be made are limited by the modular nature of the buildings. On balance it is considered that the proposed flat roof design can just about be supported given the building is single storey only, detached and of a modular design. The existing building is much smaller than what is proposed. Although it has been reduced in size from what was originally proposed, this is only by a fairly minimal amount. However, the building would be set in from each boundary of the site with areas of hardstanding around it with some planting to the southern boundary. Although much larger than the existing building in terms of footprint, the building would fit onto the site with space around it. The principal elevation and main entrance to the building being re-orientated so that it faces St Benedict's Crescent rather than the neighbouring property no. 168 Hampton Crescent is a great change in design terms as is the relocation of the external stores to the rear elevation rather than facing onto St Benedict's Crescent. The additional windows have reduced the large expanse of partly blank windowless elevations that were previously proposed. The change from timber effect rock panel fire resistant cladding for the walls to Thermowood fire resistant cladding is considered acceptable, it is said to weather to a grey colour.

Overall, it is considered that enough changes have been made to make the proposal on balance acceptable in respect of design, character and appearance. In respect of this matter the proposal is therefore compliant with Policy CS19 (LPCS) and section 12 of the NPPF (2024).

Neighbouring Amenity

As stated, the replacement scout hall would be of a larger footprint and of a longer depth than the existing building but it would fit onto the site with some space still surrounding the building. There are no neighbouring buildings directly adjoining the application site. To the north is an alleyway meaning that the distance to the nearest property to the north no. 168 Hampton Crescent would be some 12m. To the south is St Benedicts Avenue meaning that the distance to the nearest neighbouring property to the south 'Vicarage' would be some 17m. The distance to the residences to the rear would be some 14m and to the front there is Hampton Crescent between the properties opposite. Given these distances and that the proposed building would be of slightly less height than the existing, it is considered that the additional depth, width and footprint of the proposed building would not have any impact on the amenity of any neighbouring properties with regards overshadowing or loss of outlook. There are windows proposed in all elevations but this is no different than the existing situation regarding fenestration, this is a single storey building and there are boundary treatments in place.

As well as the use as a scout hall it was also stated originally in the submission that the

building would be used as a community facility also and that although it would primarily be intended for the scout group, facilities have been provided to support other community groups. The site is in a residential area surrounded by residential dwellings. GBC Environmental Protection advised that although they had no concerns with the use as a scout hall as this is an existing situation, more information was needed on the proposed community use as this could have the potential to impact on the amenity of neighbouring properties. Further details were therefore needed relating to the use of the scout hall, how often it would be used, groups consisting of how many people, what is meant by the proposed community use, is the hall hired out for non-scouting uses, are there scouting events held which may generate noise or amplified music etc., what type of events there would be, time of day/evening, frequency of events etc. GBC Environmental Protection also advised that details would be needed on the proposed plant room as the Noise Assessment submitted with the application only addressed noise impact from children/youth activities and not the proposed community use or the plant room. As such the agent was asked for this additional information as this was needed to ascertain whether there would be any impact on neighbouring properties from noise or disturbance.

In response to this the agent advised:

- Agent states that the scout hall will be used exclusively for scouting activities;
- The lease with the Council restricts the use to scouting only and the building cannot be hired out or sub-leased;
- The scout group that uses the hall currently supports 16 young people weekly and with the proposed building it would enable growth to approximately 46 young people;
- Meetings are held weekly on Tuesdays, Wednesdays and Thursdays across four sections;
- The source heat pump will be housed within the plant store and the agent advises that the final specifications can only be confirmed through detailed design which they cannot provide until planning permission is granted due to funding risk.

With confirmation that the scout hall would only be used for scouting activities with no community uses to take place and with GBC Environmental Protection having advised that there were no objections to the scout use itself given this is an existing situation, this therefore resolves the concern at noise impact from any community uses. Should the application be permitted a condition would be required to restrict the use to scouting activities only and not to be for non-scouting uses.

The matter of the proposed gas store and plant room was raised with the agent and further details requested. In respect of the proposed external caged gas store the agent was asked to confirm what gas would be stored within; they advised that it would be gas cylinders. GBC Environmental Protection have advised that they would expect the gas store to be external and have ventilation and that as this proposed external caged store has both these elements then it is acceptable.

In respect of the plant room, with the revised drawings for the amendments to the design of the building the plant room has been re-located from being an external attached plant room to one being located inside the building. The agent was asked for details of what the plant room would contain and also in terms of this being covered in the noise assessment to assess the impact of the plant equipment in respect of noise. The agent advised that there will be a distribution board, data cabinet and PV inverter board within the plant room which they consider is equipment that would not cause any noise related issues. GBC Environmental Protection have advised that the matter of the plant room can be dealt with by condition to request that prior to the operation of any plant/equipment, a noise impact assessment shall be carried out and submitted to the Local Planning Authority (LPA) demonstrating that the rating noise from fixed building services/mechanical plant/equipment,

including any air systems, associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014+A1:2019.

As such in respect of neighbouring amenity, subject to conditions, it is considered the proposal would be acceptable and in regard to this matter the proposal is compliant with Policy CS19 (LPCS) and paragraph 134 (f) of the NPPF (2024).

Parking and Highways

The proposal is for replacement of an existing scout hall where there currently is no off-street parking provision. In the proposal there is one space shown for trailer parking and 2 Sheffield bike stands are proposed. KCC Highways have confirmed that whilst there is no available parking on site, this is as per the existing situation and as the proposals are for a replacement building similar in size to the existing and the use is unchanged then they consider that in terms of vehicle movements and highway safety, the proposals will not have a significant impact. They do recommend conditions regarding the submission of a Construction Management Plan prior to the commencement of the development and the submission of details of the cycle storage prior to first use which could be attached should permission be forthcoming. The applicant has agreed to the pre-commencement condition for the Construction Management Plan.

Subject to conditions, in respect of parking and highways the proposal is considered acceptable and compliant with Policy CS11 (LPCS) and saved Policy P3 (LPFR).

Biodiversity and Ecology

The site as existing has a scout hall centrally placed on it with an area of hardstanding to the front with two trees either side and to the rear and both side elevations it is laid to grass. The proposed replacement building would be of larger footprint than the existing and more hardstanding is proposed, therefore resulting in the removal of a large part of the existing grass surrounding the building.

KCC Biodiversity have been consulted on the application including the latest bat reports. They have commented summarising, they advise that sufficient information has been provided with the application, that the site is of overall low value for biodiversity consisting of managed modified grassland and a building in an urban context. They advise that habitats on site should remain managed to avoid increased suitability for protected species such as reptiles prior to commencement of construction. In terms of bats, the two emergence surveys advise that no bat emergences were recorded from the building. KCC Biodiversity note the two trees present at the front of the site and that no ground level tree assessment appears to have been undertaken in relation to roosting bats, however they state these appear to be immature and unsuitable for roosting bats.

In respect of Biodiversity Net Gain (BNG), they note that the BNG assessment submitted demonstrates a net loss of 0.18 habitat units (70.44%) and an additional 0.20 habitat units are required to achieve a 10% gain. The loss comes primarily from the removal of two trees and areas of poor condition modified grassland. KCC Biodiversity advise that post development habitats have included the creation of other neutral grassland in moderate condition but they consider that this type of habitat type and condition may not be achievable given the anticipated amenity use of the site; they state however, that this can be resolved post-determination. KCC Biodiversity state that no post-development habitats creation is considered to be significant, given the limited unit uplift and there is therefore no requirement for 30 years of management and monitoring with Local Planning Authority (LPA) oversight, or a Habitat Management and Monitoring Plan (HMMP). They suggest that any habitat

creation measures contributing to BNG onsite may be secured through the protection and implementation of a Landscape and Ecological Management Plan (LEMP) and a Biodiversity Gain Plan. They also state that the remaining unit deficit will be likely to be offset through the obtention of off-site units or statutory credits.

In respect of conditions they suggest the following:

- Lighting - Details of a sensitive lighting scheme to ensure there is no adverse impact on bats as artificial lighting has been shown to have a harmful impact on them;
- Biodiversity Gain Plan;
- Landscape and Ecological Management Plan (LEMP); and
- Evidence of implementation of the LEMP.

Therefore, subject to these conditions it is considered the proposal would be acceptable in respect of biodiversity and ecology and in respect of this matter the proposal is therefore compliant with Policy CS12 (LPCS) and section 15 of the NPPF (2024)

Land contamination

The site is located in the St Gregory's Crescent Historic Landfill Buffer Zone. The proposal is for replacement of an existing building on the site albeit of a larger footprint. It is considered that in order to protect the amenity of users of the Scout Hall, should permission be forthcoming then a watching brief condition for any contamination would be required. Subject to this the proposal would be compliant with Policy CS18 (LPCS) and section 15 of the NPPF (2024).

Archaeology

The site is in an Area of Archaeological Potential however, due to the proposal being replacement of an existing building on the site, it is considered there would be no impact on archaeology. In respect of archaeology the proposal is therefore considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

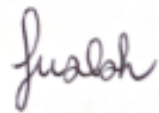
Conclusion

The proposal in its revised form and with the additional information is, subject to conditions, considered acceptable in respect of design, character and appearance, neighbouring amenity, parking and highways, biodiversity and ecology, land contamination and archaeology and is compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	

Dated:	06 November 2025	Dated:	06 November 2025
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