



REFUSAL

Application No: 2018/0312
Type: Full Application

1st Molesey Scout Hut
FAO Mr Liam Quinn
Scout Hut
193 Walton Road
West Molesey
Surrey
KT8 2DY

TOWN & COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Proposal: Water activity centre and boat house with rooms in the roof space.

Applicant: 1st Molesey Scout Hut

Location: Hurst Park Open Space Sadlers Ride West Molesey Surrey

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 21/03/2018 and described above is to **Refuse Permission** for the reasons (if any) set out below:

Reasons

- 1 The proposed development, by reason of its scale, mass and height, would fail to respect the character of the area and the riverside location. The proposal is contrary to policies CS7, CS12 & CS13 of the Elmbridge Core Strategy 2011, policies DM2 & DM13 of the Elmbridge Development Management Plan 2015, the Elmbridge Design and Character SPD 2012 and the NPPF.
- 2 The open space of Hurst Park is important in providing the setting for a number of recognised Key Landmarks, Strategic Views and heritage assets. The introduction of built development within this landscape would adversely impact on its open character and these historic assets. The proposal is contrary to policy CS14 the Elmbridge Core Strategy 2011, policies DM12 & DM20 of the Elmbridge Development Management Plan 2015 and the NPPF.
- 3 The proposed development would result in an increase in land and water-based activities, noise, disturbance and light to the detriment of the residential amenities of local residents contrary to policy DM5 of the Elmbridge Development Management Plan 2015.
- 4 It has not been satisfactorily demonstrated that the development would not have a detrimental impact on biodiversity and protected species contrary to policy CS15 of the Elmbridge Core Strategy 2011, policies DM13 and DM21 of the Elmbridge Development Management Plan 2015, and the NPPF.

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Informative(s): (if applicable)



Kim Tagliarini
Head of Planning Services

Date: 31 December 2018

N.B. THE ATTENTION OF THE APPLICANT AND AGENT IS DRAWN TO THE FOLLOWING INFORMATIVES WHICH PROVIDE IMPORTANT INFORMATION.**STANDARD INFORMATIVES – GUIDANCE FOR APPLICANTS****1 APPEALS TO THE SECRETARY OF STATE**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If you want to appeal against your local planning authority's decision and it doesn't fall into any of the above categories, then you must do so within 6 months of the date of this notice.

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- Appeals can be made online at: gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

2 SITE NOTICES

In the interests of protecting the character of the environment, you are requested to remove any Planning Notice that may have been posted outside your site.

3 LOCAL PLAN

The above decision makes reference to the Core Strategy and the Development Management Plan. Should you wish to read the wording and content of any of these policies, the documents can be viewed online at elmburidge.gov.uk/planning/local-plan or in our reception at the Civic Centre, High Street, Esher, Surrey, KT10 9SD

4 POSITIVE AND PROACTIVE ENGAGEMENT

The Council confirms that in assessing this application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

5 PURCHASE NOTICES

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.