



12th April 2019

Supporting information re New Scout and Guide Headquarters. Land off Lythwood Road, Bayston Hill.

Background.

Bayston Hill Scouts is a charity registered with the Charity Commission; Charity number 503337 governed by the Scouts Royal Charter of 1912.

In 1974 Bayston Hill Scouts joined with the Bayston Hill Guide Companies and Brownie Packs to operate a joint headquarters in the village.

Scouting and Girlguiding in Bayston Hill is entirely run by volunteers, including trustees who are legally responsible for the building, fundraisers and the troop leaders and assistants. Volunteers give up their time on a weekly basis to train, plan and deliver activities, raise money and manage the building. Because everything is delivered by volunteers and we fundraise, we can keep the subscriptions paid by the parents as low as possible. Arrangements are in place where parents cannot afford the subs to ensure scouting and girl guiding is available for all.

Terms of the lease on the current headquarters.

Bayston Hill is one of very few areas nationally that benefits from a joint headquarters for Scouts and Guides. This headquarters was built by the Scouts and Guides on an area of the Glebe land off Eric Lock Road West.

The land is leased from the Diocese of Lichfield on a 50-year lease from the 5th April 1974. The lease will expire in April 2024.

Why we need a new headquarters.

Bayston Hill Scouts and Guides has been a thriving movement for the last 45 years and many hundreds of people from Bayston Hill and surrounding area have enjoyed Scouting and Girlguiding though groups run in the village.

The movement continues to attract many young people and has recently seen a resurgence in popularity. The joint Bayston Hill group offers scouting for children aged 6 to 18 and girl guiding for girls from age 5 to 18. Meetings are held weekly during term time. Currently over 180 children regularly attend scout and girl guide activities at the headquarters in Bayston Hill.

We currently run the following troops

Scouts.

| Troop | Age range | Meeting day | Meeting time |
|------------------|-----------|---------------------------|---------------|
| Beavers | 6 - 8 | Friday | 17.30 – 19:00 |
| Cub Scouts | 8 - 10.5 | Thursday | 18.30 – 19:45 |
| Darwin Scouts | 10.5 - 14 | Tuesday | 19:00 – 20:30 |
| Eric Lock Scouts | 10.5 - 14 | Friday | 19:30 – 21:15 |
| Explorers | 14 - 18 | Friday (every other week) | 19:30 – 21:00 |

Girl Guides

| Troop | Age range | Meeting day | Meeting time |
|---------------------------------------|-----------|-------------|---------------|
| Rainbows | 5-7 | Monday | 17.15 – 18:30 |
| 2 nd Bayston Hill Brownies | 7-10 | Monday | 18:00 – 19:30 |
| 1 st Bayston Hill Brownies | 7-10 | Wednesday | 18:00 – 19:30 |
| Guides | 10-14 | Wednesday | 19:00 – 20:30 |
| Rangers | 14-18 | Wednesday | 19:30 – 22:00 |

The headquarters provides the space for troop meetings, particularly during the winter when outdoor activities may be limited and provides the launching point for field activities. It is the base for the storage of the significant amounts of equipment from tents and camping

equipment to the Santa Sleigh, that is used each year to raise funds. It is also the base for the minibus.

There is a small garden where the children practise fieldcraft and let off steam. Located on the edge of the Glebe we also use this green space for games and activities.

As can be seen from the previous tables the building gets extensive use with scouting or girl guiding taking place every evening during the week. When not being used for direct activity the building is used for training volunteers and planning meetings. Generally, the building has little daytime use or use during school holidays although it is used for drying, cleaning and sorting equipment.

The headquarters provides a safe and suitable space for organised sleep overs for the younger troop members to get them used to sleeping away from home before taking them away to camp and sleeping under canvas.

Using existing buildings

We have considered whether we can rent other space in Bayston Hill such as the Memorial Hall or the Methodist Church Hall, however these facilities are well used and are generally not available in the evenings. The Parish Council had suggested use of the Youth and Community Building by the Lythwood Sports Complex but this building is too small for our needs and is arguable beyond its effective lifespan.

Bayston Hill Scouts and Guides have been in the village for 45 years and we believe that it is important to remain a local group with a base in the village.

Advantages of the proposed site.

1. Availability

We have been in discussions with the Parish Council for several years regarding a suitable site for a new HQ and they have identified this site subject to planning and a legal agreement.

2. Location close to amenities

Scouting and Girlguiding includes a large element of outdoor activity. This site is close to the Parish Amenities of Lythwood sports complex which has a multi-use games area, BMX track, skate park, tennis court, all weather five a side pitch and grass football pitches for outdoor activities. In addition, the site is close to Parrs Pool and the community woodland and wildlife garden which provide wonderful areas for investigating nature.

3. Location within the village

Over 90% of the children who attend Bayston Hill Scouts and Guides are resident within the Parish of Bayston Hill. Most of the older children make their own way to

the headquarters for meetings and many parents of younger children walk with them, something we actively encourage.

Building use.

The building will be used for scout and guide activity in the evenings and occasionally at weekends.

We intend to make the building available for use in the day time for other suitable community use.

We would like permission for office use for part of the building, ancillary to youth activity, as the building may provide a base for youth and community workers and an income to the scouts and guides.

Minimising impact.

Environmental impact.

It is our aspiration to construct a building with a low carbon footprint through the use of sustainable building materials, high levels of insulation and efficient heating to reduce running costs and environmental footprint. How much environmental technology can be introduced will depend on funding.

Traffic Impact.

We will actively encourage children and parents to walk or cycle to meetings although we appreciate that some parents will need and others choose to drive. We propose only a small car park for no more than seven cars with disabled parking and a turning area for parents to drop off and pick up.

Noise impact.

We propose to minimise noise breakout from the building by good design and will investigate how internal lobbies can be incorporated to act as noise breaks. We will install good levels of sound insulation and external doors will be fitted with self-closers. By orientating the building so that windows and doors into areas which are noisier (main and second hall) are away from residences we can use the building to shield residents from noise that does escape.

Accessibility.

The building will have full disabled access and facilities.

Why outline planning.

Drawing up detailed plans is expensive and this cost must be met by Bayston Hill Scouts and Guides. We need to raise money to meet this cost. We cannot afford to spend money on

detailed plans until we know that the proposed site is suitable in principle. We hope to determine this by means of this outline planning application.

Conclusion

The development of the Glebelands includes for the development of the land currently occupied by Bayston Hill Scouts and Guides. Even if we could remain on the current site if the development proceeds then the headquarters will be surrounded by residential property and the open space that is currently used and enjoyed by scouts and guides will no longer be available.

Scouting and Girlguiding has existed in Bayston Hill uninterrupted since 1974 and currently over 180 children enjoy making things, outdoor activities, singing, playing games, going out on visits, investigating nature, learning new skills how to be safe and responsible members of the community and most importantly, making new friends. We believe that this should continue in the village and therefore need to prepare for a new HQ.

The Parish Council has kindly identified the site off Lythwood Road as a potential development site, subject to planning and legal agreement.

This application is for outline consent, which if granted will give us confidence to spend money on designs and legal costs associated with a new development. It will also provide a platform to start fundraising to build a new headquarters that will hopefully last for another 50 or more years.

We hope that for these reasons this application can be supported.

Yours sincerely

A.T Goldsmith

Chairman

On behalf of Bayston Hill Scouts and Guides, Joint Headquarters Management Committee.