

Comments for Planning Application APP/25/00056

Application Summary

Application Number: APP/25/00056

Address: Hayling Island Sailing Club, Overflow Car Park Sandy Point, Seafarers Walk Hayling Island

Proposal: Variation of Conditions 8 & 11 of Planning Permission 04/52990/014 to enable use of Hayling Island Sailing Club overflow car park for overnight parking for up to 40 days and nights per year for cars, boats and trailers (renewal of planning permission APP/19/01141 approved 2nd March 2020) on a permanent basis.

Case Officer: Tina Pickup

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The Complainant is a resident of Seafarers Walk, which adjoins the Overflow Car Park which is the subject of the application. It should be noted that this application has not been notified to the residents of Seafarers Walk and has not been the subject of a public notice in the vicinity of the site. The Authority should consider whether appropriate notice has been given in respect of this application.

2. The Complainant has no objection in principle to an extension of the period from 28 to 40 nights.

3. However, the Complainant strongly objects to the proposal to make the permission permanent. It should be subject to the current conditions and the permission should be revoked if there is any breach of the current planning conditions, including in particular condition 2 and conditions 4 to 7 inclusive.

4. The Applicant cannot be relied upon to ensure that the current planning conditions are observed, for the reasons referred to below.

5. There have been frequent breaches over the last five years and as noted by another Complainant these include:

- a. years when the 28 days have been exceeded.
- b. times when vehicles have been left overnight outside the existing 28 day period.
- c. vehicle movements outside the permitted hours, i.e., during night time, partially facilitated by keys to the gates being knowingly issued to car park users rather than being carefully controlled by the Applicant.
- d. occasions when vehicles have been permitted to park overnight and used for sleeping in breach

of the permission and the Caravans Act. Again, this has been partially facilitated by keys to the gates being knowingly issued to people who want to use the car park for overnight sleeping. The Authority has previously referred to the Caravans Act and other relevant limitations which it is believed were the rationale for the original conditional grant for 28 days. These continue to apply.

e. on several occasions the Applicant has widened the gap in the protective bund and used the land beyond the car park for temporary parking of trailers in breach of permitted use for that land.

6. The land owned by the Applicant adjoining the site and behind the properties in Seafarers Walk has been subject to several fires (including by arson) and has been regularly used for parties and camping. The Fire Brigade is well aware of the issues on this land and has commented that the fires have been dangerous and could have resulted in the destruction of houses in Seafarers Walk. Despite being notified of the fires, parties and camping the Applicant has not taken any steps to control the use their land so as not to cause a nuisance or a danger.

7. As noted by another Complainant:

a. the Applicant's acquisition of the freehold reversion to the car park land edged red on the Plan is not relevant in the context of its use of the site for planning purposes;

b. the Applicant's acquisition of the adjoining land coloured blue on the Plan, the increased popularity of the Sandy Point area to the wider public and, unfortunately, increasing incidences of fires, parties and camping on the adjoining land (posing a risk to the neighbouring properties) may well be relevant.

8. Since acquiring the additional land mentioned in the Application, the Applicant has undertaken tree felling in breach of a TPO without the necessary approval. This demonstrated a disregard for planning and TPO requirements.

9. The Applicant cannot be trusted to manage its obligations properly or to have due regard for the safety and quiet enjoyment of neighbouring properties is relevant in the context of compliance with conditions.

10. Although not the subject of the current application, strong objection to any application to extend the permission to allow for longer term storage of any kind. The nature of the original approval was for a temporary/exceptional licence in the context of land in an Area of Outstanding Natural Beauty and of Special Scientific Interest. There were numerous objections from The Harbour Conservancy and from visitors from further afield when the first permission was allowed to expire without renewal and when the Applicant sought to correct the position.