

DELEGATED OFFICER REPORT

Site Address: 1st West Leigh Scouts Scout Hut, 67 New Lane, Havant,
PO9 2JN

Proposal: Renewal of temporary permission for the retention of a single storey steel storage container at the rear of existing building at the scout hut - adjacent to 65 New Lane.

Application Type: Temporary Permission

Application No: APP/24/00990 Expiry Date: 04/02/2025

Applicant: Mr Lucie
1st West Leigh Scout Group

Agent: Case Officer: Jennie Fox

Ward: Leigh Park Central and West
Leigh

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

- 1.1 1st West Leigh Scouts Scout Hut, 67 New Lane, Havant, PO9 2JN is located on the north-western side of New Lane and is occupied by a single storey detached building used by the West Leigh Scout Group. Immediately adjacent to the building at the rear is a temporary storage container, which is the subject of this application.
- 1.2 The area surrounding the application site is mixed in character, comprising industrial premises on the opposite side of New Lane, St Alban's primary school to the north-west, and residential properties.

2 Planning History

00/60252/001 - Retention of steel storage container at rear of existing building for a temporary period, TPP,24/11/2000

96/60252/000 - Siting of steel storage container at rear of existing building for a temporary period, TPP,08/11/1996

03/60252/002 - Renewal of temporary permission for retention of steel storage container at rear of existing building., TPP,08/12/2003

06/60252/003 - Renewal of temporary permission for retention of steel storage container at rear of existing building., TPP,17/11/2006

APP/10/00071 - Discharge of Condition No. 2 of Planning Permission 09/60252/004., PERM,07/12/2010

09/60252/004 - Renewal of Temporary Permission for retention of steel storage container at rear of existing building., PERM,11/01/2010

APP/13/00723 - Renewal of temporary permission 09/60252/004 for the retention of single storey steel storage container at the rear of the existing building., PERM,11/09/2013

APP/17/01095 - Replacement of single storey steel storage container at the rear of the existing building., TPP,22/11/2017

APP/21/01235 - Renewal of temporary permission for the retention of single storey Steel Storage container., PERM,14/01/2022

3 Proposal

Renewal of temporary permission for the retention of a single storey steel storage container at the rear of existing building at the scout hut - adjacent to 65 New Lane.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020:N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Jason Horton

I have no objections to this and no additional points to raise regarding this application.

Councillor Munazza Faiz

No comments received.

Councillor Sharon Collings

No comments received.

Environment Agency

Letter of 27 January 2025

As the structure in question is not of a permanent nature; we have no objection to this application. The application is low risk, as the storage units are considered less vulnerable and within flood zone 1.

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: 14

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Representation from Councillor Horton, see above.	

7 **Planning Considerations**

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

- (i) Principle of development
- (ii) Background
- (iii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity
- (v) Flood risk
- (vi) Biodiversity Net Gain

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

(ii) Background

7.3 The storage container was first granted a temporary permission in 1996 and has been renewed on a number of occasions. There is some discrepancy under permission APP/17/01095, wherein the proposal was described as a replacement of the storage container, however all the documentation, including the application form, clearly indicates that this was a renewal of a previous permission. The storage container has now been in situ for some 28 years and has effectively gained permanent status.

7.4 The Planning Policy Guidance states, inter alia, that under Section 72 of the Town & Country Planning Act 1990 a local planning authority may grant planning permission for a specified temporary period only. It further advises that it will rarely be justifiable to grant a second temporary permission. To date some seven effective renewals of temporary permission have been granted. The guidance further comments that further permissions can normally be granted permanently or refused if there is clear justification in doing so. However, there is no presumption that a temporary grant of planning permission will then be granted permanently.

- 7.5 Notwithstanding the above, the applicant has again chosen to apply for a temporary period only and the application has been advertised as such. It would be for the applicant to decide if they wished to apply for a permanent permission, bearing in mind the significant passage of time. In this instance, however, it is considered that another temporary permission could be agreed as the previous temporary permission expired as of 21 January 2025 and, whilst the application was submitted prior to the expiry date, the storage container no longer benefits from planning permission.

(iii) Impact upon the character and appearance of the area

- 7.6 The storage container is not highly visible from the road and it has been previously considered that the proposal would preserve the prevailing character of the area. Whilst redevelopment has been carried out in the locality, the storage container has a limited impact on the character and appearance of the area.

(iv) Impact upon residential amenity

- 7.7 It has previously been considered that the storage container would not result in any significant adverse impact on the residential amenities of nearby properties and the situation has not changed in this regard.

(v) Flood risk

- 7.8 A Flood Risk Assessment was provided with Environment Agency data that indicated the application site lies within Flood Zone 3. However, on reviewing the flood map it appears that only the northern boundary of the site is within Flood Zone 3 and that the container itself lies in Flood Zone 1. The Environment Agency were consulted and confirmed in their response that the storage container is considered to be low risk.

(vi) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

For the reasons stated above, it is recommended that a three year temporary permission is granted for the retention of the storage container.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT TEMPORARY PERMISSION** for application APP/24/00990 subject to the following conditions

- 1 This permission shall be for a limited period expiring on 1st March 2028 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 2024.

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

Location Plan
Site Plan
Design and Access Statement
Flood risk Assessment
Flood Risk Assessment Data

Reason: - To ensure provision of a satisfactory development.