
Site Address:	Mallard Buildings Marina Developments Ltd, Northney Marina, Hayling Island, PO11 0NH		
Proposal:	Proposed installation of photovoltaic solar panels on roof.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00855	Expiry Date:	05/01/2024
Applicant:	Mr Welch		
	MDL Marinas		
Agent:	Mr Knight	Case Officer:	Joseph Toole
	Knight Architectural Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a building located within Northney Marina know as the Mallard Building. It consists of four units, providing a service to the marina.

The application site is located within the Chichester Harbour Area of Outstanding Natural Beauty. The site is adjacent to Chichester and Langstone Harbours SPA, Ramsar and SSSI designations and Solent Maritime SAC.

2 Planning History

APP/22/01027 - Demolition of redundant laundry building and erection of 3No. storage units for use by residents of The Roundhouse., PERM,05/04/2023

3 Proposal

The proposal is for the installation of photo voltaic solar panels on roof of the Mallard Building.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty Joint SPD 2017
Northney & Tye Village Design statement

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy (1)

Recommendation – Holding objection to allow the local planning authority to negotiate a reduction in the number of Panels sought so as to retain some better sense of the original/existing roof covering and to also clarify that the solar panels to be installed would be of a wholly black colouring/finish, including their surrounds/edging.

The site falls outside the 'urban area' which Policies CS17/AL2 relate to. Whilst there is a small mention of the marina's industrial buildings on page 30 of the Northney & Tye Village Design statement, no specific mention is made of Teal Buildings (although large buildings are noted for their visual impact), nor any particular design considerations listed for the installation of solar panels.

The Conservancy has recently had cause to make a holding objection at Chichester Yacht club where a proposal to install solar panels would have visually dominated the original roof covering to one elevation. The number of panels was reduced in that instance to achieve a more visually acceptable outcome. The Conservancy has also made similar comments recently in respect of Teal Buildings at the Marina, under reference APP/23/00856.

The agent has not made any mention of the AONB in their two line design and access statement, which is disappointing. No typical manufacturer's detail has even been supplied of a typical solar panel, nor their colour finish specified on the application form.

Notwithstanding the advice in paragraph 158 of the NPPF and The Conservancy's wish to promote the sustainable generation of energy, paragraph 176 makes it clear that - "Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues."

Mallard Buildings are present their 36.5 m length towards the shoreline, but views are partially obscured by boats taken out of the water for winter storage. During the summer months, when boats are returned to the water, views would be more obvious in the marina and clearly visible from the public footpath that leads from the public car park off Northney Road to the east. There are also some limited views south-west from the main car park by the Marina Office.

A slide is attached showing the reduction in panels that Conservancy Officers would wish to see, so that more of the roof surface edge can still be read.

Having regard to the Policy framework* below, the amendments sought are considered reasonable to protect natural beauty within the AONB.

Chichester Harbour Conservancy (2)

Having reviewed the amended plans, The Conservancy withdraws its earlier objections, subject to the solar panels being of the type and colour specified by the agent.

Councillor Leah Turner - Hayling East

No Comment.

Councillor Mark Coates

No Comment.

Councillor R Raines - Hayling East

No Comment.

Environment Agency

No Comment.

Environmental Health Manager, Community Group

This email is to confirm that I have no objections on noise and other environmental nuisance.

Natural England Government Team

No Comments received.

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: 25

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

7.2 The application site is situated within a non-urban area where further development is only considered acceptable if it is consistent with the policies for the countryside set out in national policy. In that regard Paragraph 84 of the NPPF is considered to be of relevance to this case, whereby it sets out provisions to support prosperous rural economies:

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

- 7.3 In the adopted local plan, Northney Marina is defined as non-urban, and policy AL2 seeks to restrict development in these locations, except in exceptional circumstances. CS17 has a similar function, but also acknowledges that brownfield land should be prioritised for development. As the land in question is previously developed land, it is therefore considered that the proposed development is acceptable in principle, provided detailed considerations can be satisfied. Proposals for development in the non urban areas need to be considered on the basis of the local plan policies and also the NPPF policies on rural areas. There are a number of established developments outside the built up area on Hayling Island. In this case the proposal would provide environmental benefits in the form of renewable energy which is supported by policy CS14 of the Havant Borough Local Plan 2011 utilising the existing roof for photo voltaic solar panels. Subject to consideration of the impact on the built form on the character of the countryside, the principle of the development is considered acceptable in this marine-related setting.

(ii) Impact upon the character and appearance of the area and Area of Outstanding Natural Beauty

- 7.4 Chichester Harbour Conservancy commented on the application holding an objection due to the high number of solar panels proposed on the roof and limited information provided in terms of materials and colours. Amended plans were provided reducing the number of solar panels proposed to retain some of the original roof form and details of the solar panels. Chichester Harbour Conservancy commented on the amended plans raising no objection subject to the solar panels being of the type and colour specified by the agent. A condition for the solar panels to be installed being wholly black in colour finish, including panel surrounds/edging has been recommended if permission is forthcoming.
- 7.5 It is considered the proposed solar panels would not have a harmful visual impact on the character and appearance of the AONB therefore, complying with Policies CS11, CS12, CS14 and CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact upon residential amenity

- 7.6 To the north of the site is the Roundhouse which comprises of residential accommodation. Due to the position of the proposed solar panels and its distance from the residential amenity it is not considered to have an adverse impact, complying with Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is acceptable in principle in this non-urban setting and would have limited and acceptable impact on the character of the area including the AONB and the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00855 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Proposed Plans - 01 A PP Rev A uploaded 8th December 2023.
Design and Access Statement

Reason: To ensure provision of a satisfactory development.

- 3 The solar panels hereby approved must be installed wholly in black colour finish, including panel surrounds/edgings/fixings and maintained/retained in a black finish unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the Chichester Harbour Area of Outstanding Natural Beauty and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.