
Site Address: Northney Marina Office, Northney Marina, Hayling Island,
PO11 0NH

Proposal: Retrospective application for stand alone metal framed tent structure (15.1 x 9.06m) used for yacht repairs for period of 5 years.

Application Type: Full Planning Permission

Application No: APP/23/00421 Expiry Date: 15/09/2023

Applicant: Mr Murch
Northney Yatch Repairs Ltd

Agent: Mr Knight Case Officer: Joseph Toole
Knight Architectural Design

Ward: Hayling East

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

The site is located within Northney Marina, Hayling Island which is within the Chichester Harbour Area of Outstanding Natural Beauty. The proposal area is located to the south of the Roundhouse where there are workshops and office buildings. To the south west is the entrance to the site and the Langstone Hotel. The site is adjacent to Chichester and Langstone Harbours SPA, Ramsar and SSSI designations and Solent Maritime SAC.

2 Planning History

APP/13/00062 - Temporary siting of 2No. 13m x 3m containers (for a period of 3 years)., TPP,25/03/2013

APP/18/00765 - Use of land as external events area, with associated reception lodge accommodation, for temporary 3 year period., WD,16/10/2018

APP/18/00783 - Single storey side extension to existing marina services building., PERM,04/01/2019

APP/19/00475 - Temporary siting of 2No. storage containers for a 3 year period.(Renewal of planning permission reference APP/16/00256), TPP,19/08/2019

APP/19/00941 - Retrospective application for use of land for siting of temporary brokerage office and 3No. storage units for 3 years. (Revised scheme to Planning Permission APP/18/00423)., TPP,14/11/2019

APP/21/00883 - Retention of Salt Shack Cafe and external terrace area., PERM,26/11/2021

APP/21/01358 - Temporary variation of condition 22 of Planning Permission 97/51153/025 to extend the period of varied use as most recently amended by Temporary Planning Permission reference APP/17/01218 for a further 3 year period. , PERM,11/03/2022

APP/22/00479 - Single storey extension to existing Marina Services Building (Renewal of Planning Permission 18/00783)., PERM,11/11/2022

APP/23/00100 - Use of existing hardstanding for temporary siting of up to 5 years for the existing portable office building for use by Jaykay Marine Sales., TPP,17/05/2023

APP/23/00142 - Use of existing hardstanding for temporary siting of up to 5 years for a portable office building for use by Bar Marine Electrical., DEL,

APP/23/00469 - Single storey extension to existing Marina Services Building (Amendment to Planning Permission APP/22/00479) and alterations to existing car park., DEL,

3 Proposal

The proposal is for retrospective permission for stand alone metal framed tent structure (15.1 x 9.06m) used for yacht repairs for period of 5 years. The temporary structure was built in April 2020.

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

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

Havant Borough Local Plan (Allocations) July 2014

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| AL1 | (Presumption in Favour of Sustainable Development) |
| AL2 | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |

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

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy
No Comment.

Councillor Leah Turner - Hayling East
No Comment.

Councillor Mark Coates
No Comment.

Councillor R Raines - Hayling East
No Comment.

County Archaeologist

Thank you for your consultation with regard to the retrospective planning application for a temporary tent like structure. In the circumstances I am happy to confirm that I would not raise any archaeological issues.

County Ecologist, Strategic Environmental Delivery

Dear Joseph,

APP/23/00421 | Retrospective application for stand alone metal framed tent structure (15.1 x 9.06m) used for yacht repairs for period of 5 years. | Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The structure has been erected for several years now and is situated in an area of existing hard surfacing. Its continued presence is unlikely to present any impacts to biodiversity. The site is in close proximity to North Common & Saltmarsh SINC and valuable intertidal habitats: the site owners should continue to ensure that activities in and around the structure are mindful of the sensitive natural environment of this location.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk
Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Environment Agency

No Comment.

Hampshire Wildlife Trust, Beechcroft House

No Comment.

Natural England Government Team

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites. Natural England's generic advice on other natural environment issues is set out at Annex A.

Royal Society for the Protection of Birds

No Comment.

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: 29

Number of site notices: 2

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 and the Chichester Harbour AONB
- (iii) Impact upon residential amenity
- (iv) Impact on ecology

(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, and having regard to the temporary nature of the proposal, 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 is for a business related use.

Subject to consideration of the impact of 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 the Chichester Harbour AONB

- 7.4 The structure due to its location is not considered to result in harm to the character of the area.
- 7.5 The site is located within the Chichester Harbour AONB. The building is of a type not considered suitable for permanent retention however it is considered to be acceptable for a maximum of 5 years as a temporary use. Therefore it is not deemed to have a wider impact on the appearance of the AONB.
- 7.6 It is considered that the temporary building for a maximum of 5 years would not have a significant visual impact on the character and appearance of the AONB and, therefore, would not be contrary to Policies CS11, CS12 and CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact upon residential amenity

7.7 To the north of the site is the Roundhouse which comprises of residential accommodation. The existing building is not considered to result in harmful additional noise pollution, noting it has already been there for some time. There are existing workshops and boat related business use activities within the marina already and there has been no harmful impact to amenity that has been identified. To conclude this, it is not deemed to be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Impact on ecology

- 7.8 The site is in close proximity to North Common & Saltmarsh SINC and valuable intertidal habitats. The County Ecologist commented on the application stating the site owners should continue to ensure that activities in and around the structure are mindful of the sensitive natural environment of this location. This has been made aware to the applicant's agent.

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 giving it is a temporary permission and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT TEMPORARY PERMISSION** for application APP/23/00421 subject to the following conditions

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

Site Plan REV A
Block Plan - KAD 04 A
Proposed Elevations - KAD 03 A
Existing Floor Plan - KAD 02 A
Design and Access Statement

Reason: To ensure provision of a satisfactory development.

- 2 This permission shall be for a limited period expiring within 5 years of the decision date, on or before which date the buildings shall be permanently removed from the site and the land shall be restored to its former state unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The building is of a type not considered suitable for permanent retention and having due regard to policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The temporary structure shall only be used for boat building activities by Northney Yatch Repairs Ltd and no other purpose unless other agreed by the Local Planning Authority.

Reason: In the interests of amenity 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.