
Site Address:	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/23/00853	Expiry Date:	23/01/2024
Applicant:	Mr Welch MDL Marinas		
Agent:	Mr Knight Knight Architectural Design	Case Officer:	Josephine Lacey
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The Marina Developments Ltd building, within Northney Marina, Hayling Island that this proposal relates to is in use as a cafe, office and facilities building. It is surrounded by a car park to the north and boats parked to the south. The site is within Chichester Harbour AONB, next to an SSSI, a SINC and is within the Coastal Zone.

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 (Adjacent site)

APP/23/00855 - Proposed installation of photovoltaic solar panels on roof., PERM,04/01/2024 (Nearby building)

3 Proposal

Proposed installation of photovoltaic solar panels on roof.

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

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

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

Chichester Harbour Conservancy

No comments received.

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Ecologist, Planning Policy Team

The application is not accompanied by any ecological information. I have undertaken my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The existing building is a modern structure with a roof clad with interlocking tiles in sound condition. On that basis I would not expect the proposed works to result in impacts to protected species such as roosting bats and nesting birds. I do not consider that additional information is required.

Environment Agency

No comments received.

Environmental Health

Thank you for consulting the Environmental Protection Team on this application. Please accept our comments as confirmation that we have no objections to make in respect of noise.

Natural England

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Natural England's advice on other natural environment issues is set out below.

European sites - Chichester Harbour Special Protection Area and Ramsar site, and Solent Maritime Special Area of Conservation:

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Chichester Harbour Special Protection Area and has no objection to the proposed development.

Chichester Harbour Site of Special Scientific Interest:

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

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: 23

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 / AONB
- (iii) Impact upon residential amenity

(i) Principle of development

- 7.2 The application site is situated outside the urban area, but the proposed development is minor and acceptable within this context.

(ii) Impact upon the character and appearance of the area / AONB

- 7.3 The application has been assessed in consultation with Chichester Harbour Conservancy with regards to impact upon character of the area and the AONB, though no comments were received. Previous similar applications at Northney Marina, considered by CHC have resulted in a condition in relation to the colour of the panels and surrounds to limit impacts on the AONB and this is recommended in relation to this development to ensure consistency and reduce visual impacts. The proposal is minor development and not likely to have a negative impact on the character of the area with regards to surrounding development and the AONB, meaning the proposal does not conflict with Policy CS12 or CS16.

(iii) Impact upon residential amenity

- 7.4 There are no residences within the vicinity that will be impacted by the proposed solar panels.

(iv) Impact upon sustainability

- 7.5 The proposal will facilitate sustainable energy consumption and will benefit the environment in terms of climate change, in accordance with Policies AL1 of the Havant Borough Local Plan (Allocations) 2014 and CS14 of the Havant Borough Local Plan (Core Strategy) 2011.

(v) Impact on ecology and the environment

- 7.6 This application has been assessed in consultation with the Environment Agency, Natural England and a Principal Ecologist. No comment was received from the Environment Agency, but Natural England and the Council's Principal Ecologist did not object to the application on grounds of impact on ecology or the environment. Considering this alongside officer assessment, it is therefore determined that the proposal will not have a detrimental impact on ecology or the environment, and consequently the development does not conflict with policies CS11, DM8 and DM9.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00853 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:

KAD 03 A EX BLOCK PLAN
KAD 01 A PP PROPOSED PLANS
CAPACITY ASSESSMENT
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.