
Site Address:	Hayling Island Sailing Club, (Lifeboat Station) Sandy Point, Hayling Island, PO11 9SL		
Proposal:	Installation of a proprietary security control gate with ANPR vehicle recognition.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00556	Expiry Date:	22/08/2023
Applicant:	HISC		
Agent:	Mr P Bannister	Case Officer:	Denise Sheath
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located to the entrance of the Hayling Island Sailing Club overflow car park entrance adjacent to the Lifeboat Station at Sandy Point, Hayling Island.

2 Planning History

02/56332/008 - Single storey plant room extension to existing accommodation block on north-west elevation. PERM - 22/04/2002

00/56332/006 - Provision of twelve portable cabins for temporary accommodation/storage during construction works. TPP - 16/11/2000

00/56332/007 - Construct new slip way on east side of site. PERM - 04/01/2001

00/56332/005 - Variation of Condition 1 of Planning Permission 95/56332/3 to extend the period in which the development (comprehensive new and additional club and accommodation facilities together with sea wall reinforcement) shall be begun from 5 years to 7 years. WD - 31/01/2001

98/56332/004 - Modify car park access with Traffic 'Island', re-site Flagpole, extend hardstanding together with part reinstatement of dunes and widening of path north west of club buildings. PERM - 02/10/1998

95/56332/003 - Comprehensive redevelopment to provide new and additional club and accommodation facilities together with sea wall reinforcement. PERM - 16/11/1995

95/59941/000 - Sea defence works - gabion repairs to sea wall. PERM - 09/05/1995

94/56332/002 - Retention of installation of landing stage from the north shore launching area. TPP - 13/06/1994

91/56332/000 - Installation of a landing stage from the north shore launching area. PERM

92/56332/001 - Installation of a landing stage from the North Shore launching area (revisions to siting to that approved under Ref. No. 91/56332.). PERM - 23/04/1992

04/56332/009 - Variation of condition 9 of Planning Permission 95/56332/003 with regard to seasonal mixed use of the main parking area and alteration to car parking layout. PERM - 04/01/2005

06/56332/010 - Retention and extension of landing stage from north shore launching area. PERM - 11/05/2006

08/56332/011 - Retention of Bosun's Hut and Chandlery including extension of Chandlery. PERM - 23/05/2008

APP/13/00237 - Application for non-material changes to Planning Permission 95/56332/003 relating to construction of Dunes B (or Dunes 2) to the south west side of the peninsular. PERM - 08/04/2013

APP/13/00805 - Application for non-material changes to Planning Permission 95/56332/003 relating to change from external pebble-dash render to western red cedar and amendment to structure of ground floor parking bays. PERM - 10/09/2013

APP/13/00847 - Display of Hayling Island Sailing Club sign with non-illuminated lettering. PERM - 24/10/2013

APP/13/01062 - Erection of steel storage lockers for windsurf equipment. PERM - 16/12/2013

APP/17/00178 - Erection of 2no. pontoon locating piles, repositioning of 2no. existing pontoon locating piles and extend pontoon 10m northwards (approved 24.05.2017). Request to Discharge Conditions 3 and 4 (28.05.2017). PERM - 24/05/2017

APP/21/00298 - Installation of a small storage shed. PERM - 25/05/2021

APP/21/00900 - Retrospective application for the installation of a 3.9m high steel post supporting CCTV and ANPR cameras. PERM - 30/09/2021

3 Proposal

Installation of a proprietary security control gate with ANPR vehicle recognition.

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

CS12	Chichester Harbour Area of Outstanding Natural Beauty
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

RECOMMENDATION

That Havant Borough Council, as local planning authority, be advised that Chichester Harbour Conservancy **raises no objection.**

Conservancy Officers' comments and reasoned justification

Regard has been had to the policy framework* below and I visited the site on 21.8.23. The application site relates to open land to the south-west, west and northwest of the (two-storey) Lifeboat Station and is wholly within the Chichester Harbour AONB.

There is a gate giving emergency access to this land via Seafarers Walk (a two storey, detached residential development), with the site otherwise being accessed by a spur running from the end of Bracklesham Road. There is a lockable vehicular barrier/gate providing access to the site, just behind the Lifeboat Station.

The land for the most part is closely cropped grass, overlying shingle. A number of low-level concrete structures, with rubber car tyres around them have been placed on the land, presumably to delineate where people may park. The land is predominantly bounded by hedging of varying heights and thicknesses with a small amount of chainlink and close-boarded fencing where the site abuts residential dwellings. An area of woodland (which is part of a local nature reserve) abuts the southern part of the western boundary. The southern part of the site is noted as an uncertain site for brent geese and waders under Policy DM23.

Permission 04/52990/014, granted 26.10.2004, originally allowed "Change of use from derelict rough ground to shingle covered overflow parking for Hayling Island Sailing Club".

The proposal is to install a proprietary security control gate with ANPR vehicle recognition capability will significantly assist HISC as landowner in controlling the use of this Overflow Car Park and manage the beneficial use of this facility for the members and visitors to the club while complying with the Borough Council licence conditions.

With regard to impact on the AONB landscape, it is considered that the proposed new barrier with vehicle recognition capability would have no additional significant visual impact on the AONB.

Conservancy Officers are supportive of this application

Environment Agency

No Comments Received

Natural England Government Team

Natural England has no comments to make on this application.

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
HISC currently manage vehicular access to their lands and clubhouse at a manned access gate - politely but firmly. There is a cost in time either for paid staff or volunteers. An automated number plate recognition system would save them money and staff costs and have no adverse on the appearance of the adjacent views.	Noted

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 of Outstanding Natural Beauty
- (iii) Impact upon residential amenity

(i) Principle of development

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

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

Part of the proposal seek to replace the existing single barred metal gate with a proprietary automatic security control gate leading to the overflow car park adjacent Hayling Island Lifeboat Station. The proposed gate will consist of a housing box with a depth of 0.279m, a width of 0.469m and a maximum height of 1.1m, the gate will have a automatic barrier at approximately 0.9m from the ground level. The proposed gate will be aluminum grey in colour (Colour RAL9006 in submitted brochure), with the barrier red and grey in colour. The proposed gate will be placed at the same position as the previous gate adjacent to other built forms of development (lifeboat station) limiting the impact upon the Area of Outstanding Natural Beauty.

The proposed CCTV/ANPR camera pole will be sited close to the proposed barrier gate and will have a galvanised finish, colour grey, the proposed pole will have a

height of 5m.

It is considered that the siting and design of the proposed new barrier gate and ANPR Camera post would have no additional significantly intrusive of the Area of Outstanding Natural Beauty and it is noted that Chichester Harbour Conservancy have raised no objection to the proposal.

(iii) Impact upon residential amenity

Given the proposed layout, relationship and degree of separation from neighbouring properties it is not considered that the development would have a significant adverse impact on the amenities of neighbouring properties.

(iv) Flood risk

The site is within Flood Zone 2 and 3.

Due to its small nature, it is considered that there are no direct flood risk concerns.

8 Conclusion

The proposed replacement security gate and installation of a cctv/anpr camera pole would be of a modest scale and would be located where it would not be highly visible, as such the proposal would conserve the character and setting of the AONB.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00556 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:

FAAC Automatic Gate Brochure - Received 20 July 2023

Location Plan - Drawing No. HISC.PB.02 - Received 20 July 2023

General Arrangement Layout Plan - Drawing No. HISC.PB.01 - Received 20 July 2023

Confirmation of Colour of Security Gate and ANPR Camera - Received 23 August 2023

Photo of example ANPR Camera - Received 23 August 2023

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and

hereby approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and having due regard to policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.