
Site Address: Station Theatre, Station Road, Hayling Island, PO11 0EH
Proposal: Installation of a 5.9 x 2.35 m container to store props and set building material.
Application Type: Full Planning Permission
Application No: APP/23/00552 Expiry Date: 25/09/2023
Applicant: Ms Sue Finn
Hayling Island Amateur Dramatic Society
Agent: Case Officer: Denise Sheath
Ward: Hayling West

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

The application site contains a small theatre and associated car park and is located in an area with a mix of building uses, predominantly retail and residential. The theatre is located on Station Road with a number of warehouse units to the North behind the site. To the East and West of the site there are residential dwellings and opposite to the South there are several residential properties and retail units. The front lobby is set back from the highway and is separated by a car park for theatre users.

2 Planning History

96/51977/014 - Externally illuminated fascia sign, non-illuminated free-standing notice board and 2 flagpoles with attached flags. PERM - 01/10/1996

96/51977/015 - Relief of condition 9 of Planning Permission 93/51977/5 to allow use of Theatre prior to surfacing and marking out of car park. TPP - 01/10/1996

94/51977/007 - Extensions on N & S side of existing Goods Shed, car pkg & landscaping - details submitted in pursuance of Outline P P 93/51977/5 dated 4/11/93 for use as Theatre. PERM,

93/51977/005 - Outline application :- extensions to and use of existing goods shed as theatre. PERM - 04/11/1993

APP/19/00934 - Replacement glass lobby. PERM - 04/12/2019

APP/20/00780 - Replacement of existing glazed open lobby with new enclosed brickwork lobby extension. (Revised Application). PERM - 01/12/2020

3 Proposal

Installation of a 5.9 x 2.35 m container to store props and set building material.

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)

CS1 (Health and Wellbeing)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Archaeologist

Thank you for your consultation, I am happy to confirm that I would not raise any archaeological issues

Economic Development

No comments received

Leisure Officer

No comments received

Property Services Manager

The property team have received your letter in relation to the portacabin application. We have no objections, but would appreciate being informed when a decision has been made.

The Theatres Trust

No comments received

Hampshire Biodiversity Information Centre

Within 50m Wader and Brent Goose Strategy H34C Core Area

Officer Comment: Given the lack of construction activity associated with the proposal and the storage use it is not anticipated that the use would impact protected species.

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: 11

Number of site notices: 1.

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

7.1 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

7.2 The storage container is functional in appearance and is located adjacent to the east elevation of the theatre. The storage container would be adjacent to a small industrial area and would not significantly harm the streetscene of Furniss Way or setting of the Industrial area which it abuts. The storage container would also not be highly visible to the streetscene of Station Road as it would be mainly screened by the natural screening of bushes and shrubbery along the front eastern and front boundary. There is a car park located between the location of the storage container and the streetscene fronting station road. It is considered that the storage container relates reasonably well to the main building in terms of scale and bulk and would be green in colour which would fit in with the surrounding area and host premises

7.3 It is considered that limiting the time period of consent for the current application is an appropriate means of reviewing the appearance of the container and may enable a more permanent solution for storage to be sought after this period.

7.4 The container would provide storage for the theatre use and is understood to have followed a fire assessment in relation to storage in the main building. The theatre use provides entertainment facilities on the Island and is supported in principle under policy CS1 of the Havant Borough Local Plan 2011.

7.5 Having regard to the above information it is considered that the community facility offered by the Theatre is an important one and the need to store ancillary equipment in a secure manner essential. The proposed container allows for this in a modest and relatively discreet manner and as such would preserve the prevailing character and appearance of the area.

(iii) Impact upon residential amenity

7.6 The only nearby residential property that could be considered to be affected by the development is No.86 Station Road. This neighbouring property is an approximately 15m distance from the storage container, with the highway of Furniss Way between them. There is shrubbery, and trees adjacent No.86 Station Road's boundary which would mainly screen the proposed development. It is therefore not considered that the proposed storage container would result in any significantly detrimental impact to this property.

8 Conclusion

8.1 Having regard to the above information it is recommended that a 5 year temporary permission is granted for the replacement storage container.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT TEMPORARY PERMISSION** for application APP/23/00552 subject to the following conditions

- 1 This permission shall be for a limited period expiring on 1st November 2028, on or before which date the storage container shall be permanently removed from the site and the land shall be restored to its previous condition unless the prior written 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 2021.

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

Covering Letter - Received 20 July 2023
Location Plan - Received 31 July 2023
3D Block Plan - Received 31 July 2023
3D Images and Elevations - Received 31 July 2023
Container Dimensions - Received 25 July 2023
Container Specification - Received 31 July 2023
Confirmation of Colour - Received 12 September 2023

Reason: - To ensure provision of a satisfactory development.

- 3 The container hereby permitted shall be coloured dark green unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the container has an acceptable appearance in the streetscene and having due regard to policies CS16 and the National Planning Policy Framework.

- 4 The container hereby permitted shall only be used for storage facilities in association with the adjacent existing theatre.

Reason: To accord with the terms of the application and to ensure that the use is appropriate having due regard to policies CS1 and CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.