

Site Address:	Land and Buildings at, Northney Marina, Hayling Island		
Proposal:	Use of existing hardstanding for temporary siting of up to 5 years for the existing portable office building for use by Jaykay Marine Sales.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00100	Expiry Date:	06/06/2023
Applicant:	Mr Welch		
	Marina Developments Ltd		
Agent:	Mr Jobbins	Case Officer:	Selina Donophy
	Luken Beck MDP Ltd		
Ward:	Hayling East		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

This site is located within Northney Marina, Hayling Island which is within the Chichester Harbour Area of Outstanding Natural Beauty. The proposal area comprises the Langstone Pilot Gig Club which is located to the south of the Roundhouse - to the east and south of the site 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/21/00883 - Retention of Salt Shack Cafe and external terrace area., PERM,26/11/2021

APP/22/01213 - Proposal for new gig shelter., PERM,17/02/2023

APP/23/00034 - Use of existing hardstanding for temporary siting of up to 5 years for the two existing portable offices for use by Langstone Pilot Gig Club., DEL,- Current Application

APP/22/01122 - Retrospective application for single storey temporary buildings comprising of 1No. classroom, 1No. ancillary office, 1No. ancillary changing space, 2No. steel container store and 1No. shed store for a period of 3 years to support the provision of educational opportunities. TPP 12/05/2023

3 Proposal

Use of existing hardstanding for temporary siting of up to 5 years for the existing portable office building for use by Jaykay Marine Sales.

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)
CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)
CS2 (Employment)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM3 (Protection of Existing Employment and Tourism Sites)
DM9 (Development in the Coastal Zone)
CS12 (Chichester Harbour AONB)

Havant Borough Local Plan (Allocations) July 2014

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 (Summary)

Recommendation – No objection, subject to the consent expiring 31/12/2028 and being used for this purpose and no other whatsoever, with the building removed from the marina site and land returned to its former condition on or before 31/12/2028. The development is in place and fringes the Rotunda Building, which has undergone a residential conversion.

Councillor Leah Turner - Hayling East

No comment received

Councillor M Wilson - Hayling East

No comment received

Councillor R Raines - Hayling East

No comment received

County Archaeologist

Thank you for your consultation regarding the temporary siting of cabins on the existing hard standing. In view of the nature of the proposal I would not raise any archaeological issues,

County Ecologist

Whilst the proposed location of the office building is approximately 90m to the east of Chichester and Langstone Harbours SPA and Ramsar, Chichester Harbours SSSI and Solent Maritime SAC and 70m to the north of North Common & Saltmarsh SINC, as it will be sited on an area of hardstanding and is surrounded by buildings, roads and boat storage areas, I am not concerned that the proposals would have an adverse impact on designated sites, notable habitats or protected species and therefore raise no concerns.

Please do not hesitate to contact me if you have any queries.

Environment Agency

No comment received

Hampshire Wildlife Trust

No comment received

Natural England (Summary)

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 or landscapes.

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 received

Hampshire Biodiversity Information Centre

Within 50m Notable and protected species - Bird's-foot Clover, Hairy Buttercup, Early Meadow-grass, Narrow-leaved Bird's-foot-trefoil

Within 100m SINC, Priority Habitats, SSSI, SPA, RAMSAR, SAC

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: 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 and the Chichester Harbour AONB
- (iii) Impact upon residential amenity
- (iv) Parking
- (v) Flood zone
- (vi) 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 leisure related use allied to the use of an adjoining building. 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 History of particular relevance :

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).

- 7.5 This proposal comprises the renewable of a temporary permission for the time period of 5 years for the existing portable office on the existing hard standing used by Jaykay Marine Sales . The previous consent for the office has now expired hence the need for this current application. The proposal relates to the portable office located towards the west as shown in the submitted location plan. The temporary portable office has been on site already for a number of years and contributes to the marine related enterprises located within Northney Marina. Given the existing nature of the marina, with a mixture of marine relates businesses and land uses , the portable office is not considered to result in harm to the character of the area.
- 7.6 The site is located within the Chichester Harbour AONB. The Chichester Harbour Conservancy have been consulted and have no objection to uphold to this proposal noting that the proposal would not have a wider impact on the appearance of the AONB.
- 7.7 It is considered that the portable office building 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

- 7.8 To the north of the site is the Roundhouse which comprises of residential accommodation. The existing office 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 is not deemed to be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Parking

- 7.9 The office building use would be controlled via condition. Parking is proposed in the form of 1 space. The car parking SPD requires 1 space per 30sqm for the office use - this proposal has a floor area of 31sqm. The proposal provides 1 space for each use. This meets the parking requirements noting there is other parking available on the site further north which is available for visitors to the marina staff.

(v) Flood zone

- 7.10 Parts of Northney Marina are located within Flood Zones 2 and 3, however the main body of the site and the location of the containers are free from such designations. Consequently flood risk is not considered to be an issue.

(vi) Ecology

- 7.11 The proposed application site is located approximately 100m to the east of Chichester and Langstone Harbours SPA and Ramsar, Solent Maritime SAC and Chichester Harbour SSSI. The Council's Ecologist has been consulted on this proposal and has not raised concern in regards to impact on the SPA.

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 Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/23/00100 subject to the following conditions

- 1 This permission shall be for a limited period expiring on 1st June 2028 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 buildings are 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.

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

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Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, (as amended) and any Town and Country Planning (General Permitted Development) Order, this portable unit shall only be used as an office (Class E(g)(i)) by Jaykay Marine Sales and for no other purposes within Class E of the above Use Classes Order.

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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be retained for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework