
Site Address:	Land and Buildings at, Northney Marina, Hayling Island		
Proposal:	Proposal for new gig shelter.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01213	Expiry Date:	08/02/2023
Applicant:	Mrs Tutt		
	Langstone Pilot Gig Club		
Agent:	Mr Winter-Rimmer	Case Officer:	Selina Donophy
	SWR Architect		
Ward:	Hayling East		

Recommendation: **GRANT 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

3 Proposal

Proposal for new gig shelter.

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Ecology

Thank you for consulting me on this planning application.

The proposed building is understood to be placed on an area of existing hardstanding and therefore I have no concerns that the works will affect notable habitats or protected species.

The proposed application site is however located approximately 100m to the east of Chichester and Langstone Harbours SPA and Ramsar, Solent Maritime SAC and Chichester Harbour SSSI. Due to the distance and presence of buffers and nature of the new building (steel frame structure), I am satisfied that the works will not be too noisy to result in the disturbance of qualifying features of the SPA and by adherence to industry good practice guidelines, any construction phase impacts such as polluted surface water runoff etc. could be avoided. Therefore, I raise no overall concerns.

Please do not hesitate to contact me if you require any additional information.

Chichester Harbour Conservancy

The visual impact of the physical change on the AONB protected national landscape should adhere to the adopted guidance which requires a clear demonstration that no harm is caused to the AONB.

Taking the proposal as described, given the setting of the site and surrounds, and on-site positioning, the works are considered to have a noticeable visual impact on the site. The overall design is acceptable and sympathetic to the site and location. The external view would likely not be seen outside of the marina complex site, but it is not unduly imposing or obtrusive to the public realm, or the wider AONB protected national landscape.

CHC has no substantive objection to the submitted physical works / operational use. The proposal is not viewed as being demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area. The external impact to the wider AONB protected landscape is limited and therefore generally acceptable to the AONB protected national landscape.

The Chichester Harbour Conservancy raises no objection to the current submission. Appropriate planning conditions should be considered and applied by the LPA, to control the materials of construction and the finished appearance.

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. In light of the small scale of development and the existing character of the site I would not raise any archaeological issues,

Engineering/Drainage

No comment received

Environment Agency

No comment received

Hampshire Wildlife Trust, Beechcroft House

No comment received

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 received

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Officer comment: *The plan submitted by Portsmouth Water does not show any water infrastructure within the vicinity of the proposal.*

Southern Gas Network

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Officer comment: *The plan supplied by Southern Gas shows the proposed development would lie well outside of the recommended exclusion zones.*

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
Our property at (Redacted), Northney Marina directly overlooks the site of the proposed Gig shelter and I am submitting the following comments in relation to the planning application; we welcome the design of the gig shelter particularly the fact that a wooden structure is proposed. We are particularly interested in the fencing proposed along the boundary line with the private roundhouse car park. We would like to have seen in the plans that this was extended by 1.5 metres to effectively provide a defined barrier between the Roundhouse carpark to reduce trespass and noise from the rowers who arrive on occasion very early in the morning.	Comment noted however the path in question is outside of the red line ownership of the site and there are existing marine related activities within close proximity of the site . It is understood from the supplied plans that people may already use the site in the mornings and the shelter may go some way in muting noise pollution .

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.

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

- 7.3 This proposal comprises the erection of a new gig shelter located to the east of the existing portacabin buildings to house two Cornish pilot gigs . The shelter would be a place for members of the club to congregate alongside the storage and maintenance of the boats . The shelter would have dimensions of approximately 3 metres height, 6 metres width and 12 metres depth, dropping down to a 7.5 metre length of fencing. The structure would be formed from a timber frame with larch cladding between the posts . It is noted the structure will be set on pad foundations and not easily moveable. The existing use of the site comprises various maritime related enterprises and the existing storage of boats on this specific site. The appearance of the gig shelter is not deemed to be out of keeping with the surroundings and is judged to be an acceptable addition to the site.
- 7.4 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.
- 7.5 It is considered that the proposed gig shelter 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

- 7.6 To the north of the site is the Roundhouse which comprises of residential accommodation. The gig shelter is not considered to result in harmful additional noise pollution noting that the club already operates out of the portacabins. 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.

(v) Flood zone

- 7.7 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

- 7.8 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 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 PERMISSION** for application APP/22/01213 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:

2045.102D	PROPOSED PLANS & ELEVATIONS
2045.100C.	LOCATION BLOCK PLANS

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, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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