

16 NOV 2020

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**PROPOSED LIGHT REFRESHMENT FACILITY
NORTHNEY MARINA, HAYLING ISLAND**

PLANNING STATEMENT

1. The proposal concerns the utilisation of a small (0.03ha) external area adjacent the existing Marina Services Building and fronting the waterfront promenade at Northney Marina as an outdoor space for the provision and consumption of Light Refreshments for benefit of Marina customers and the support of related Marine-Leisure activities and functions. Currently, there is no formally authorised consent for provision for this purpose on the site.
2. The area is proposed remaining essentially open, with demountable and removable tables and bench furniture, and with a small single storey Servery accommodation set unobtrusively back to the rear and consequently not posing any intrusion into promenade aspects.
3. The area has earlier had benefit of successive Temporary Consents for use as an 'Events Area' operated in conjunction with the Marina Services Building in support of Marina functions, which use included operation of related catering services. In support of these uses, provision of a small Reception Lodge was authorised under the most recent (2015) Permission APP/15/00464, but now unfortunately lapsed. More recent occupancy of a small-scale refreshment facility is recognised unauthorised and the related accommodation inappropriate, and in which circumstances the Applicant accordingly now seeks to redress and regularise the situation with this further application.
4. The Marina is set in a comparatively isolated location and operates as a fairly self-contained entity. It provides 228 No. berths, with modest range of Boatyard businesses, and for which provision of an appropriate level of normal on-site catering facilities can be considered constituting a reasonable and legitimate support of Marine-Leisure use and activities. Given seasonal customer use fluctuations, a larger permanent facility would be likely unsustainable, but a more modest arrangement as now proposed would seem appropriate to address anticipated requirements whilst accommodating sufficient margin to absorb peak season activity.
5. The facility is proposed serving only light refreshments for on-site consumption, operated from the Servery building and designated external space. In consideration of adverse weather situations, there would be some, but only very limited availability of internal floorspace for customer use. Toilet and washing facilities are available within the adjoining Marina Services Building, and to whose drainage system the Servery would be connected.
6. The Servery Building is proposed as a proprietary pattern moveable unit of approx. 30m², with external elevations of vertical dark stained boarding to match the Marina Services Building and inconspicuous flat roof deck. This would accommodate food storage, preparation and Servery, with small customer space offering only limited space for any internal customer seating. Set back and contained between the Boatyard boundary and Service Building, the unit would remain very effectively concealed and consequently posing negligible visual impact. On the basis of service being provided for

the benefit of marina customers with legitimate purpose for visiting the site, the proposed facility would not prompt any additional trafficking or intensification of site activities.

7. Relevant Planning Policy recognises existing Marina/Boatyard use of the site, and for which provision of an appropriate range and level of related support facilities can be deemed admissible. In this context, provision of a modest catering service for benefit of Marina customers and Marine-Leisure activities is obviously a legitimate component, and its accommodation consequently now sought regularised. Whilst possible concerns with regard the sensitive location and to maintain marine-related use constraints are recognised, consent to temporary Permission would allow the Authority control over any longer-term concerns or situations.

Canford Cliffs Architects
November 2020
RW/2907-12