

Teal Buildings, Northney Marina, Hayling Island, PO11 0NH

APP/20/00247 – Siting of 3 No. storage containers (temporary permission until the 1st February 2021).

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to the three containers being removed on or before 1 February 2021 and for the sake of consistency with previous temporary permissions granted at the site a condition suggested to read –

"Except with the prior written approval of the local planning authority to the contrary and notwithstanding the provisions of any Town and Country Planning (General Permitted Development) or (Use Classes) Order in force at the time, the subject containers, shall only be used for storage ancillary to the warehousing and distribution of marine equipment and/or the construction, repair and servicing of boats and components of boats and for purposes wholly ancillary thereto. The three containers shall not be used for any other purpose during the period of the temporary consent hereby granted."

This is to comply with the spirit of the original permission for the adjoining building consented under reference 97/51153/025, to retain marine related industry close to the Harbour.

The site falls outside the 'urban area' which Policies CS17/AL2 relate to.



There is some visibility of the warehouse building next to this piece of yard from the Harbour. I note that one container has already been stored at the site and the council's pre-application advice given set out on the application form, (which The Conservancy would have wished to have been consulted upon). The containers are to hold large bulky items such as inflatable boats, kayaks, foam lifejackets, rope and other general goods, sold within the Chandlery inside the Teal Building.

No colour finish is stipulated for the containers, but the Conservancy would favour the dark green colour shown in the internet links that form part of the submission.

Temporary permission to vary condition 22 relating to the adjoining (Teal) service building (annotated Marathon Leisure in the aerial photograph above), would appear to have been renewed 8 times since being first sought in 1997, the last permission seeming to be APP/17/01218.

Following a virtual site visit made using Google Earth 28-4-2020 and the applicant's site photography, the bund/trees to the south and east of the site would screen longer views from a public footpath over the creek to the south-east and the land used to lay up boats would also limit views from the Marina Basin.

Having regard to the Policy framework* below, the storage of three containers, notwithstanding the property's siting within the AONB, would not have a permanent adverse effect on the AONB, also having regard to crime prevention.

*Policy framework

NPPF - 1-3, 6-12, 28, 38-42, 47-48, 54-55, 83-84, 91, 96, 102, 105-106, 124-128, 130-131, 163-164, 166-167, 170-172, 174-175, 212-213; **NPPG** - ID's 6-8, 26 & 37; **HBLP** - CS1, CS7-CS8, CS11-CS12, CS16-CS17, DM1, DM8, DM9); **HBLPA** - AL1-AL2; **Emerging local plan** - DR1, KP3, E1-E5, E11, E14, E16, ;**CHMP** - 1, 2, 10, 13; **SPD**.

NPPF – National Planning Policy Framework – (Feb 2019)

NPPG – National Planning Practice Guidance (March 2014 onwards)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

The emerging local plan 2036 Pre-submission Draft (2018).

CHMP – Chichester Harbour AONB Management Plan (2019-2024)

SPD

Borough Design Guide (2011)
Joint CHAONB SPD (2017)

Yours sincerely

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