
Site Address:	Teal Buildings, Northney Marina, Hayling Island, PO11 0NH		
Proposal:	Siting of 3No. storage containers (temporary permission until the 1st February 2021).		
Application No:	APP/20/00247	Expiry Date:	19/05/2020
Applicant:	Mr Cook	Case Officer:	Daphney Haywood
Agent:			
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises an existing large metal clad building within the Northney Marina development. The building is sited close to the marina moorings and is visible from the water.

The building was originally erected as part of an overall site refurbishment scheme approved under 97/51153/25 as a Boat Services Building with a use restricted by condition (22) to construction, repair and servicing of boats and components of boats. Subsequent planning permissions have varied the planning condition to warehousing and distribution of marine equipment and/or the construction, repair and servicing of boats and components of boats. The most recent permission APP/17/01218 expires on the 1st February 2021 .

2 Planning History

APP/12/00424 - Application for Variation of Condition No/s 1 and 2 of Planning Permission 09/51153/049 to allow continued varied use of Boat Services building., TPP,28/06/2012

APP/14/01256 - Application for Variation of Condition 22 of Planning Permission 97/51153/025 to extend period of varied use as currently amended by Planning Permission APP/12/00424, TPP,23/01/2015

APP/18/00765 - Use of land as external events area, with associated reception lodge accommodation, for temporary 3 year period., WD,16/10/2018

APP/18/00783 - Single storey side extension to existing marina services building., PERM,04/01/2019

APP/17/01218 Temporary variation of condition as currently amended under APP/14/01256, valid for further 3 year period from 01/02/2018. TPP 2018

3 Proposal

Siting of 3No. storage containers (temporary permission until the 1st February 2021).The containers would be sited on that part of the site currently used for the storage of a large yacht and associated container, which would be removed. The proposed containers would comprise 1 no 40 foot and 2 no 20 foot, and are to hold large bulky items such as inflatable boats, kayaks, foam life jackets, rope and other general goods, sold within the Chandlery inside the Teal Building. The containers

would be a dark shade of grey, green or brown.

Note - Due to Coronavirus a site visit at the time of this application was not possible but the site was previously visited and the applicant/agent supplied photos of the application site which have been used to inform this decision.

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

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS7	()
CS8	(Community Safety)
DM1	(Recreation and Open Space)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E5	(Chichester Harbour Area of Outstanding Natural Beauty)
DR1	(Delivery of Sustainable Development)
E4	(Development on the Coast)
KP3	(Hayling Island)
E1*	(High quality design)
E16	(Solent Special Protection Areas)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 **Statutory and Non Statutory Consultations**

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)

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: 38

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

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

The application site falls outside the 'urban area' but relates to additional storage provision to serve a marine use within an existing marina development, and as such is considered acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area including AONB

Whilst there is some visibility from the Harbour of the warehouse building next to this piece of yard, the containers are lower units which would be mainly screened by the bund/trees to the south and east of the site and the land used to lay up boats would also limit views from the Marina Basin.

It is considered that the proposed containers which would be located within a commercial marina context would have an acceptable impact on the character and appearance of the area and AONB.

(iii) Impact upon residential amenity

There are no nearby residential properties impacted by the proposal.

8 Conclusion

The proposed containers would provide additional storage for the existing marine related business and would have an acceptable impact on the character and appearance of the area and AONB.

The warehousing and distribution of Marine equipment use is subject to a temporary permission expiring 1 February 2021. As the containers provide storage for the warehousing and distribution use, for the sake of consistency with the previous temporary permissions, it is recommended that permission should be subject to a condition that the containers are removed on or before 1 February 2021 unless otherwise agreed in writing by the Local Planning Authority.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00247 subject to the following conditions

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

Location plan/site plan KAD-01-A-LP
Applicant's email dated 23 March 2020.

Reason: - To ensure provision of a satisfactory development.

- 2 This permission shall be for a limited period expiring on 1st February 2021, on or before which date the use of the land for siting of the 3 containers shall be discontinued permanently and the site shall be restored to boat building yard area unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: To safeguard against unjustified and inappropriate non-maritime related commercial usage of the yard to the detriment of the surrounding environmentally sensitive rural and coastal area, and having due regard to Policies CS2 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework .

- 3 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 existing building for 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.

Reason: To safeguard against unjustified and inappropriate non-maritime related commercial usage of the building, to the detriment of the surrounding environmentally sensitive rural and coastal area, and having due regard to Policies CS2 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework .

- 4 The external finish of the containers shall comprise a dark shade of one of the following colours - grey, green or brown.

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.