
Site Address: Northney Marina Office, Northney Marina, Hayling Island,
PO11 0NH
Proposal: Temporary siting of 2No. storage containers for a 3 year
period.(Renewal of planning permission reference APP/16/00256)
Application No: APP/19/00475 Expiry Date: 25/06/2019
Applicant: Marina Developments
Agent: Canford Cliffs Architects Case Officer: David Eaves
Ward: Hayling East

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

Northney Marina is located at the north east of Hayling Island, within the Chichester Harbour AONB. The Marina Centre is at the west of the site, with a Services Building to the east, a car park to the north and a boatyard to the south.

The site is within the Chichester Harbour AONB and adjacent to an area designated as being a SAC, SPA and SSSI.

At the time of the case officers visit there was 1 container on site.

2 Planning History

APP/13/00062 - Temporary siting of 2No. 13m x 3m containers (for a period of 3 years)., TPP,25/03/2013

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/16/00256 - Temporary sitting of 2 No. storage containers for 3 year period. Temp Planning Permission 6/5/16 until 1st June 2019 **Officer comment - this is the permission applied to be renewed.**

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

3 Proposal

Temporary siting of 2No. storage containers for a 3 year period.(Renewal of planning permission reference APP/16/00256).

Both containers measure approximately 13.2m x 2.9m and are 2.9m in height. It is proposed to locate them within an existing compound.

As there was only one unit on site at the time of the case officers visit, however the agent has confirmed that they would like the possibility of providing a second container to remain.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour AONB Management Plan (2019-2024) SPD

Havant Borough Local Plan (Core Strategy) March 2011

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)
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)
-----	--

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Chichester Harbour Conservancy, The Harbour Office

APP/19/00475 Northney Marina Office, Northney Marina, Hayling Island PO11 0NH
Temporary siting of 2 No. storage containers for 3 year period (renewal of planning application APP/16/00256).

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection, subject to a permanent built solution being considered in the future.

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

There is some visibility of the site from the Harbour.

Following a site visit made 4.6.19 (where it was noted only one shipping container was present on site) and having regard to the Policy framework* below, the storage of two containers, notwithstanding the property's siting within the AONB, would not have a permanent adverse effect on the AONB and help support recreational boating/sailing in the Harbour having regard to crime prevention.

However, Conservancy Officers are still disappointed that a permanent built solution is not being offered.

Whilst writing, it is noted the application site falls within the emerging local Plan KP3 Policy boundary. The Conservancy is opposing the allocation of that part of Northney Marina for housing and will contest this at the forthcoming Examination in Public.

*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 IDs 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)

County Ecologist

Given the scale of the proposals I would not raise any concerns in relation to ecological matters. The proposed containers are not likely to result in any activities likely to impact the adjacent European designated sites.

Environment Agency

No comments received

Natural England Government Team

No comments received

Hampshire Biodiversity Information Centre:

Within 50m SSSI Chichester Harbour

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: 1

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Effect on the character of the AONB

- (iii) Effect on the environment
- (iv) Flood Risk

(i) Principle of development

The site is an established marina, therefore the proposal is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report and any other material considerations. Emerging policy KP3 of the Havant Borough Local Plan 2036 Pre-Submission Draft relates to mixed use development at the site. This policy currently has limited weight and the current proposal is for a time limited use of the land.

(ii) Effect on the character of the AONB

The proposed containers are to be located within an existing compound in the east of the Marina, therefore they will only be partially visible from within the Chichester Harbour AONB. It is considered that the impact on the character of the AONB will be minimal as they will be viewed in conjunction with the existing paraphernalia within the marina. Chichester Harbour Conservancy in relation to a previous application recommended that a condition be incorporated which required the containers to be painted dark green or brown, this approach being advocated in the submitted Design and Access Statement. A condition is recommended.

(iii) Effect on the environment

The proposed containers are temporary structures which will be located within an existing graveled compound area, therefore they are not expected to have any impact on the adjacent SAC, SPA or SSSI. The County Ecologist has not raised any objection to the proposal or recommended that any specific conditions are incorporated.

(iv) Flood Risk

The storage containers will not be used for accommodation purposes, therefore flood risk is not considered to be an issue.

8 Conclusion

The proposed storage containers are considered to comply with the criteria contained within the policies listed in section 4 of this report, therefore it is recommended that consent is granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/19/00475

- (A) subject to the following conditions

- 1 This permission shall be for a limited period expiring on 1st September 2022, on or before which date the containers hereby permitted shall be permanently removed from the site and the land shall be restored to its previous condition unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The containers are of a type not considered suitable for permanent retention and having due regard to policies CS11, CS12, CS16 and DM9 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:

Design and Access Statement April 2019
Flood Risk Assessment April 2019
Location, Floor and site Plan Drawing No. 1

Reason: - To ensure provision of a satisfactory development.

- 3 The containers hereby permitted shall be painted or finished in olive green or brown unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the character and appearance of Chichester Harbour Area of Outstanding Natural Beauty and having due regard to policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.