

Land on south side of, Mill Rythe Lane, Hayling Island

APP/18/00277 – Change of use application for use of the land to a vehicle parking compound including the retention of 2 No. metal containers. (Retrospective application).

Fully delegated Officer observations from Chichester Harbour Conservancy

Recommendation – Objection.

I visited the on 3.5.18 and reviewed the planning history of the site on line, which indicates this land has never been recognised as having lawful commercial use, notwithstanding Mrs Howard's ownership of the land. The agent does not even acknowledge that the site lies within an Area of Outstanding Natural Beauty.

The Conservancy wrote to Havant Borough Council 31 July 2014 (which I will forward to you in a moment once I have sent this email), asking the council to serve a S.215 Notice to tidy up the land. The Conservancy never received the courtesy of a response advising of the result of any enforcement investigation.

The Conservancy would appreciate a written explanation of why no action was taken by the council to protect this part of the AONB.

Having regard to the Policy framework below*, the recommendation of objection is based on the fact that the development sought neither conserves nor enhances this part of the Area of Outstanding Natural Beauty, required under Policies CS12 and CS16 of the Development Plan.

Whilst the Conservancy would have no objection to the land being made secure with some appropriate rural style timber fencing, it wholly opposes the very harsh and urban metal palisade fencing that has been installed without planning permission.

This site lies outside the 'urban area' defined by CS17 and AL2 and should remain open in character to provide a landscaped buffer for the historic commercial uses abutting it.

The Conservancy therefore suggests that the application be refused and formal enforcement action be taken to clear the land of all parked vehicles, the palisade fencing, any other non-natural materials and the two unsightly container units.

*Policy Framework

NPPF paragraphs 14, 17, 28, 58, 64, 93 and 115; **NPPG** – ID6-ID 8, ID 26, ID 31; **HBLP** - CS11-CS14, CS16, DM1, DM8-DM10, DM14, AL1-AL2, DM17; **CHMP**: LS1, LS4, NC1, BD1-BD2; **PP** – 01, 09.

NPPF – National Planning Policy Framework (2012)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan comprising Core Strategy (2011) and Site allocations DPD (2014)

CHMP – Chichester Harbour Management Plan (2014-2019)

PP – CHC Planning Principles (adopted by CHC 17.10.16)

SPG - Car parking standards (2007)