
Site Address:	Land adjacent to Lifeboat Station, Bracklesham Road, Hayling Island		
Proposal:	Variation of Conditions 8 & 11 of Planning Permission 04/52990/014 to enable use of HISC overflow car park for overnight parking for up to 28 days and nights per year for cars, boats and trailers.		
Application No:	APP/17/01013	Expiry Date:	20/11/2017
Applicant:	Mr M Baker		
Agent:	Carol Letten	Case Officer:	Daphney Haywood
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Land adjacent to Lifeboat Station, Bracklesham Road, Hayling Island. The land which is used by Hayling Island Sailing Club is located at the south east corner of Hayling Island, within the Chichester Harbour AONB and adjacent a SINC and SAC and is therefore in a highly sensitive area of environmental protection. The site is currently laid out as a car park for the Sailing Club.

2 Planning History

06/58286/002 - Creation of wheelchair footpath approx 300m long., PERM,08/05/2006

04/52990/014- Change of use from derelict rough ground to shingle covered overflow parking for Hayling Island Sailing Club. Approved

04/52990/015-04/52990/014 to allow the car park thereby approved to be brought into use prior to the implementation of the detailed soft landscaping scheme to be undertaken in November 2005 Approved.

3 Proposal

Variation of Conditions 8 & 11 of Planning Permission 04/52990/014 to enable use of HISC overflow car park for overnight parking for up to 28 days and nights per year for cars, boats and trailers. The application has been amended so that the proposed use for camper vans has been omitted. The over spill car park will only be for the benefit of members of Hayling Island Sailing Club and their guests for Championships and open meetings and not for renting out or charging fees.

Condition 8

This permission insofar as it relates to overnight parking of vehicles is for a limited period only expiring on 31 October 2006, on or before which date the use of the car park for overnight parking (i.e. between 2130-0700 hours) shall be discontinued permanently unless the prior written consent of the Local Planning Authority has been obtained for a further period. At no time shall any vehicles within the car park be moved between the hours of 2130-0700.

Reason: In order that the impact of overnight parking on the occupiers of the nearby residential properties can be properly assessed and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and

GDD1 of the Havant Borough Local Plan 1994.

Condition 11

At no time shall: (1) any form of lighting/floodlighting be installed, erected or operated within the site; (2) any vehicle parked within the site be used for overnight sleeping accommodation, nor shall any camping take place within the site; (3) any boats, trailers or any other associated equipment or vehicles be stored or maintained within the site.

Reason: In the interest of the visual and ecological features and character of the area and the amenities of occupiers of nearby residential properties and having due regard to policies and proposals C1 and C5 of the Hampshire County Structure Plan 1996-2011 (Review) and C1, GDD1, C22 and C25 of the Havant Borough Local Plan 1994.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour Conservancy objects to this application on the grounds of the impact of the proposed parking of camper vans and the likely use of the site for overnight camping on the natural beauty and tranquility of this part of the AONB.

The Conservancy has no objection to the overnight parking of cars, boats and trailers for up to 28 days and nights a year however, and would remove our objection if the application is amended to remove the use of the site by camper vans.

Officer note :- The applicaiotn ahs been amended to exclude camper vans.

Eastern Solent Coastal Partnership

Thank you for your consultation on the above application, I apologise for the delay in getting this response to you. I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection to the proposed variation in principle.

The site is located within the Environment Agency's Flood Zone 3, and is therefore

considered to be at risk of experiencing a 1:200 year (0.5% annual probability) extreme tidal flood event. For information, the present day 1:200 year (0.5% annual probability) extreme tidal flood level for Chichester Harbour is 3.4mAOD, increasing to a predicted 4.5mAOD by the year 2115, due to the effects of climate change.

It may be worthwhile to consider how the overnight use of the car park can be restricted during storm events. In addition, the ESCP strongly recommend that all users and occupants of the car park sign up to the Government's Flood Warning Service, to ensure that adequate warning is received prior to an extreme tidal flood event.

Environment Agency

no objection in principle to the proposed development as submitted

Environmental Health Manager, Community Group

I note the main change with the amendment is the removal of camper vans from the type of vehicles parking is required for.

I would therefore now have no objection in principle to the use of the overflow car park for overnight parking for up to 28 days and nights per year for cars, boats and trailers. I would however recommend conditioning this application in a similar manner to Condition 8 of Planning Permission 04/52990/014, especially with regard to no movement of vehicles between the hours of 2130-0700.

Similarly the conditioning as per Condition 11 of Planning Permission 04/52990/014 should remain, especially in relation to: At no time shall: (1) any form of lighting / floodlighting be installed, erected or operated within the site; (2) any vehicle parked within the site be used for overnight sleeping accommodation, nor shall any camping take place within the site; (3) any boats, trailers or any other associated equipment or vehicles be stored or maintained within the site - I would have no objection to boats and trailers being parked / stored overnight in this area but would recommend that it be conditioned that no maintenance of these to take place within this area

Natural England Government Team

No objection

Landscape Architect

From a landscape perspective we have no adverse comments in relation to this application.

Development Engineer

This application would not cause cumulative serious harm on the Highway Network and given guidance in the NPPF it could not be refused on Highway Grounds

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 35

Comment	Officer Comment
Previous conditions have not been complied with and grave concerns as to the management policing and general behaviour of HISC members and guests. HISC regularly (and currently) breach the earth bank and planting on the Southern end of the site allowing vehicular access to neighbouring Coastal Heath Land and the nature reserve. This is damaging to the ecologic environment	see section 7
This application follows some years of disruption of a very special site which forms part of an AONB. To allow the abuse including dumping of rubbish, human waste and intrusion into neighbouring protected sites and residential properties and increase it still further is not acceptable. Extensive damage has been done to fences earthwork's and woodlands.	see section 7
Barriers are not effectively monitored and often left open all night. This allows vehicular access to this site by fishermen, travellers, potential thieves and even drug dealers, placing the security of residents and property owners at great risk. Once there is knowledge of access being available here there is little doubt such activity will hugely increase and travellers will certainly be a serious risk.	see section 7
Camper vans are currently charged for use of a site close to the clubs buildings where there are facilities and the use can be supervised. The proposal to place these visitors in the site behind the Lifeboat Station where they are isolated from facilities and supervision places a risk on adjacent woodlands being used as a toilet and for rubbish, as has happened in the past.	camper vans no longer proposed.
Having camper vans, motor homes and other over night in this area will lead to noise nuisance, visual impact and dumping of waste - there are no facilities in the immediate area.	camper vans and camping no longer proposed.
Access to the shore and Life Boat Station is often restricted by use of this land and this causes us great concern with any additional/incremental use. Since living here we have seen the following emergency vehicles use this area, Coastguard Helicopter, Ambulance, Fire Engine, Life Boat Crews. The roundabout area is often dangerously obstructed and No Parking signs are ignored . The RNLI maintain this road and the Volunteers face aggression and arrogance on an everyday basis in trying to keep their access clear. The cost to the RNLI of up keeping and I believe preparing to hard surface this road is considerable and this should not be increased by heavy vehicles and increased traffic.	see section 7
Lack of circulation and notices of this planning application, only one notice found.	This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications

Should permission be granted, which we sincerely hope that you do not, we would ask for the following conditions to be enforced:- 1. Any permission be deemed to be an exception for International events and limited to no more than 3 in anyone year. 2. Restriction to 8 vans only, all away from access points, and positioned strictly on the far (East) side of the site. 3. Explicit noise and light restrictions relating to music, outside partying between the hours of 21:30 and 07:00. 4. No awnings or tents. 5. A full-time member of HISC staff to monitor and manage the site whilst in use.	The application seeks permission for 28 days only and camper vans and camping are no longer proposed.
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7 **Planning Considerations**

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 on the Landscape Character of the AONB
- (iii) Impact on Nature Conservation Interests
- (iv) Impact upon residential amenity
- (v) Flood risk considerations

(i) Principle of development

The site comprises an existing overflow car park for Hayling Island Sailing Club, and the acceptability of the current proposal to vary condition 8 and 11 of 04/52990/014 to enable over night parking for up to 28 days will depend on the considerations of the impact on the landscape, nature conservation interests, residential amenity and flood risk.

(ii) Impact on the Landscape Character of the AONB

The site occupies a coastal location to the west of residential development in Seafarers Walk and adjoining sites of importance for nature conservation. The site is currently set out for parking in accordance with planning permission 04/52990/014. The proposal does not involve any changes to the physical form of the land. However, it does appear that the use of the site, which is isolated from the club building, has resulted in issues with the the adjacent land and damage from waste. The proposal is for over night parking of cars, trailers and boats for 28 days and does not include any overnight accommodation (vans/tents).

Providing this is properly supervised the impacts and it should be possible to put in place measure such as supervision by the club to control this matter. However, it would appear that such supervision in the past has not fully prevented nuisance and hence a temporary permission is recommended subject to conditions including one requiring a Management Plan to cover such matters as waste.

Additionally the representations refer to the earth bund being removed and then reinstalled; in order to address this matter it is proposed that a boundary treatment

condition be imposed with further details to be submitted to address the breach of the bund/boundary.

(iii) Impact on Nature Conservation Interests

The proposal relates to overnight parking on the existing car park which does not extend into the areas of nature conservation interest, however, in order to prevent users causing nuisance or damage to nature conservation issues a condition in respect to a management plan is recommended. Natural England Government has raised No objection.

(iii) Impact upon neighbouring properties. _

The site adjoins a number of residential properties and whilst the application as now submitted does not involve van/ camping, the movement of vehicles late at night could result in disturbance. It is therefore proposed that conditions in respect to the management of the site, the access linking Seafarers Walk with the application site shall only be used as an emergency exit, restriction on the movement of vehicles within the car park between the hours of 2130-0700. Additionally a condition to restrict flood lighting, overnight sleeping, and no maintenance is recommended.

The access track is used by the Lifeboat Station, and it is recommended that the condition in respect to the Management Plan also covers measures to prevent obstruction of this access.

(v) Flood risk considerations

As the proposals relates to overnight parking with no sleeping accommodation, there are no direct flooding concerns and the Environment Agency has raised no objection. However, as the site is in Flood Zone 2 Eastern Solent Coastal Partnership has advised that it may be worthwhile to consider how the overnight use of the car park can be restricted during storm event, and it is recommended that the condition in respect to the Management Plan also covers this matter.

8 Conclusion

Subject to conditions as recommended, the impact on the neighbouring land uses is considered to be acceptable, however, given the previous history of breach of conditions it is recommended that a temporary 2 year consent be granted to enable the applicant to put in place management procedures to deal with potential nuisance, and a condition in this respect is proposed.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01013

subject to the following conditions

- 1 The site shall not be used for over night parking of vehicles until a

Management Plan setting out how the activities on the site will be supervised by the HISC, including the measures for dealing with the control of the access to prevent obstruction, rubbish, security and use during storm events. . The Management Plan shall subsequently be implemented in accordance with the approved details.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 This permission shall enure for the benefit of Hayling Island Sailing Club only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Hayling Island Sailing Club cease(s) to occupy the land.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The site shall not be used for overnight parking until further details of the means of enclosure as it relates to the earth bank have been submitted to and approved in writing by the Local Planning Authority and the works have been carried out in accordance with the approved details. The structures/enclosure shall thereafter be retained in accordance with the approved details.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The landscaping, car park surfacing, access gate and boundary treatment , unless otherwise agreed under condition 4, shall be maintained in accordance the details approved under conditions 6, and 7 of planning permission.

Reason: In the interests of visual and ecological features of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 This permission insofar as it relates to overnight parking of vehicles is for a limited period only expiring on 31 January 2020, on or before which date the use of the car park for overnight parking (i.e. between 2130-0700 hours) shall be discontinued permanently unless the prior written consent of the Local Planning Authority has been obtained for a further period. At no time shall any vehicles within the car park be moved between the hours of 2130-0700.

Reason: In order that the impact of overnight parking on the occupiers of the nearby residential properties can be further assessed and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 At no time shall: (1) any form of lighting/floodlighting be installed, erected or operated within the site; (2) any vehicle parked within the site be used for overnight sleeping accommodation, nor shall any camping take place within the site; (3) any boats, trailers or any other associated equipment or vehicles be stored or maintained within the site.

Reason: In the interest of the visual and ecological features and character of

the area and the amenities of occupiers of nearby residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The access linking Seafarers Walk with the application site shall only be used as an emergency exit and shall on no account be used as a regular access/egress point.

Reason: In the interests of the amenities of the occupiers of residential properties within Seafarers Walk and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.