
Site Address: Boat Services Building, Northney Marina, Northney Road,
Hayling Island
Proposal: Temporary variation of condition as currently amended under
APP/14/01256, valid for further 3 year period from 01/02/2018.
Application No: APP/17/01218 Expiry Date: 11/01/2018
Applicant: Marina Developments Ltd
Agent: Canford Cliffs Architects Case Officer: David Eaves
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The proposal relates to 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 includes a first floor to either side of the main 'warehouse' area.
- 1.2 The building was originally erected as part of an overall site refurbishment scheme approved under 97/51153/25.

2 Planning History

02/51153/040 - Application for permanent variation of Condition 22 of Planning Permission 97/51153/025 to enable the use of 'Boat Services Building' for the warehousing and distribution of Marine equipment as well as for the construction, repair and servicing of boats and components of boats., WD,24/03/2003

02/51153/038 - Demolition of existing marina office and toilets, erection of single storey Marina Services building and associated external works., PERM,02/09/2002

02/51153/039 - Reconstruction and stabilisation of marina basin entrance bullnose and chalk bunds. (Retrospective), PERM,07/11/2002

02/51153/037 - Display of static internally illuminated advertisement panel to north elevation of Marina Services Building., PERM,21/05/2002

01/51153/036 - Renewal of temporary planning permission 96/51153/021 to retain security hut to South West of site., PERM,16/01/2002

01/51153/035 - Bank stabilisation and protection works in the form of rock armour over approximately 13 metres and burial of HV Cable. (Retrospective), PERM,13/09/2002

01/51153/034 - New marina services building, boat sales area and alterations to car park layout, PERM,14/06/2001

00/51153/033 - Temporary variation of condition 22 of permission 97/51153/025 to enable use of 'Boat Services Building' for the warehousing and distribution of marine

equipment as well as for the construction, repair and servicing of boats and components of boats. Insertion of 4 additional windows in south-west elevation of Boat Services Building erected under planning permission 97/51153/025., SPL,25/09/2000

99/51153/030 - External alterations to north elevation of marina centre building, PERM,26/05/1999

99/51153/031 - Temporary consent for a period of 5 years to allow an extension of the boat sales area adjacent to the Marina Centre & Marina Office and erection of associated viewing balcony, REF,22/07/1999

99/51153/032 - Retention of non-illuminated fascia signs to north west, north east and south east elevations, PERM,07/07/1999

98/51153/027 - Variation of Condition no. 2 of Planning Permission no. 97/51153/25 to ensure the off site highway works are carried out in association with the construction of the new Marina Basin or extension of the Marina office but are not required in association with the Boat Services building., PERM,17/04/1998

98/51153/028 - Erection of store building and yard enclosure (2.207m high) adjacent to boat services building, PERM,02/10/1998

98/51153/029 - New frontage to south wing of existing marina centre building, PERM,12/01/1999

97/51153/025 - Demolition of fire damaged building and construction of new boat services building and extension to existing marina office, together with revised car parking and internal arrangements, this to be carried out in association with new basin and mounding works previously approved under permission 89/51153/7, PERM,01/09/1997

97/51153/026 - Demolition of Existing Boat Services Building attached to Marina Centre, following severe fire damage, UNK,

03/51153/041 - Erection of 4 number single storey marine related light industrial business units., S106,14/01/2004

03/51153/042 - Renewal of temporary planning permission 97/51153/025 to allow for the use of boat services building for the warehousing and distribution of marine equipment, and for the construction, repair and servicing of boats and components of boats for a further 3 years until 1 October 2006., PERM,02/05/2003

05/51153/046 - Renewal of Planning Permission 03/51153/042 to allow for the use of the boat services building for the warehousing and distribution of marine equipment and for the construction, repair and servicing of boats and components of the boats, for a further 3., TPP,06/10/2005

06/51153/047 - Installation of landing pontoon., PERM,21/08/2006

08/51153/048 - Use of land as events area. (Renewal of temporary consent). , TPP,19/05/2008

90/51153/010 - Erect temporary marina sales and information office (Portakabin).,

PERM,

90/51153/011 - Non-illuminated signs to elevations of temporary sales portakabin.,
PERM,

90/51153/008 - Installation of a hoist dock facility to enable the operation of a
travelling marine hoist & lock up store., PERM,

91/51153/012 - Erect temporary marina sales and information office (portacabin),
PERM,

93/51153/014 - Alteration of existing frontage of retail unit, PERM,

93/51153/015 - Change of use of six first floor rooms from overnight accommodation
to independent bed-sitting rooms, PERM,

93/51153/016 - The installation of a portable security hut., PERM,17/08/1993

09/51153/049 - Renewal of temporary Planning Permission for varied use of boat
services building. (Currently approved under Planning Permission 05/51153/046.),
PERM,11/06/2009

10/51153/050 - Renewal of temporary Planning Permission 04/51153/044 for the
siting of temporary office accommodation, WD,22/04/2010

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 PERM 23/01/2015

3 Proposal

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

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)
CS2	(Employment)
CS9	(Housing)
DM9	(Development in the Coastal Zone)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

The Local Planning Authority is advised that the Conservancy has no objection to this application.

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: 37

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 and appearance of the area including AONB
- (iii) Impact upon residential amenity
- (iv) Highway Implications
- (v) Effect on Sensitive Areas/SSSI etc

(i) Principle of development

7.2 This building was originally given permission as a Boat Services Building with a use restricted by condition (22) to construction, repair and servicing of boats and components of boats and for purposes wholly ancillary thereto and for no other purpose whatsoever.

7.3 It is understood that the building was originally designed for Premier Yachts who subsequently went out of business. The building was then vacant for some time as there was no demand for a building of this size from other boat builders. In 2000 temporary permission was granted 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; it shall not be used for any other purpose during the same period (until 1 October 2003). It was considered that a permanent permission was not appropriate as the option to return the building to 'Boat Services' should be maintained.

- 7.4 Subsequent to this original temporary consent, there have been further temporary permissions most recently in 2015. Commercial market conditions in relation to boat building have continued to preclude the use of the premises in accordance with condition 22 of the original consent. The use of the building is currently as a warehouse facility for distribution of marine equipment and general boat and component maintenance works which are all marine related. It is considered that the continued use of the building for a further temporary period for this established marine related business is appropriate in the current market conditions.

(ii) Effect on the character and appearance of the area including AONB

- 7.5 The proposal is for a continuation of an existing use in an existing building. Chichester Harbour Conservancy confirm that they have no objections to the proposal. There are no external changes proposed to the building or its setting. It is considered that the continued use in its existing commercial marina context would have an acceptable impact on the character and appearance of the AONB.

(iii) Impact upon residential amenity

- 7.6 The building is located in a position detached from the Marina Centre which has been subject to a prior approval for residential use. The site is also shown in the emerging local plan for mixed residential and commercial floorspace, however this is subject to public consultation, the infrastructure review and adoption and at this stage has very little weight. The originally consented use was for construction, repair and servicing of boats and components of boats and for purposes wholly ancillary thereto. The current use for the warehousing and distribution of marine equipment potentially has less impact than the originally consented use in terms of potential future residential uses in the vicinity. It is not considered that a further renewal of the temporary use could be refused in terms of the impact on possible potential residential uses.

(iii) Highway Implications

- 7.6 It is not anticipated that any additional highway issues would result from the continued use of the building as proposed.

(iv) Effect on Sensitive Areas/SSSI etc

- 7.7 The site is located adjacent to SSSI/Ramsar etc and within the AONB. Natural England raised no objections to the previous renewal and it is considered that the impact on nature conservation would be limited and acceptable.

8 Conclusion

- 8.1 In conclusion the proposed further temporary permission for the existing use is considered acceptable in principle and in terms of its impact on the character and appearance of the AONB, highways and nature conservation.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01218

(A) subject to the following conditions

- 1 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, the subject building (i.e. the building specified in Condition 22 of Planning Permission 97/51153/025), shall be used in the period up to 1st February 2021 only 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. It shall not be used for any other purpose during that same period.

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.

- 2 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, the subject building shall be used in the period following 1 February 2021 only for the construction, repair and servicing of boats and for purposes wholly ancillary thereto.

Reason: To enhance the potential for long term usage of the building for the purpose for which it was originally erected, and thereby to safeguard against unjustified and inappropriate additional building development for that same purpose in the visually and environmentally sensitive rural and coastal locality, 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 The subject building shall not be used at any time for undertaking retail sales of marine equipment or any other goods without the prior written approval of the Local Planning Authority.

Reason: In the interests of highway safety and having due regard to Policies CS2 and CS12 Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

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

Planning Statement dated November 2017
Site Plan Drawing No.30

Reason: - To ensure provision of a satisfactory development.

