
Site Address:	Emsworth Sailing Club, 55 Bath Road, Emsworth, PO10 7ES		
Proposal:	Installation of wooden stakes as part of an erosion plan to protect the main slipway at Emsworth Sailing Club and prevent further erosion of mudland.		
Application No:	APP/17/01092	Expiry Date:	25/12/2017
Applicant:	Mr Geary		
Agent:		Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the SW corner of Emsworth Mill Pond, and lies within the designated nature conservation sites of SSSI/pSPA/SPA/SAC/Ramsar site, Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Emsworth Conservation Area.

2 Planning History

90/54435/000 - To build a short flight of concrete steps up to the sloping wall off the southern end of the terrace., PERM,15/05/1990

00/54435/006 - To replace existing wire mesh fencing around swimming pool with railings on all 4 sides to a height of 2.27m, PERM,01/02/2001

97/54435/003 - New pontoon and gangway., PERM,30/05/1997

97/54435/004 - Single storey extension to south elevation of main clubhouse with extended balcony, new bridge, new staircase and repositioned mast; provision of pitched roof over existing flat roof terrace on south and east elevations of main clubhouse; extensions to south-west and east of existing outbuildings together with new staircase, external alterations and new roof covering to outbuildings; provision of new terrace and new slipway to south of main clubhouse., PERM,18/06/1997

96/54435/001 - Construction of two concrete slipways in replacement of existing, PERM,07/06/1996

96/54435/002 - First floor south and east side extensions, single storey south side extensions and pitched roof over existing flat roof (south side) to provide improved accommodation at ground and first floor, WD,25/04/1996

03/54435/007 - Two storey rear (south) extension., PERM,03/12/2003

04/54435/008 - New timber terrace (6m deep), new timber slip way and replacement of Pontoon 1 and Pontoon 2., PERM,01/02/2005

APP/12/00911 - Ground floor extension to create outdoor wet bar; new outdoor deck at first floor; new external staircase; new external kitchen flue. Reconstruction of existing workshop/store to extend changing rooms. Construction of new store room building., PERM,06/11/2012

APP/12/01310 - Discharge of Conditions No's 4 and 5 of Planning Permission APP/12/00911., UNK,

APP/12/01317 - Application for non material changes to Planning Permission

APP/12/00911 relating to reduction of 600mm in length, change to roofing material and increased roof slope to timber shed; amended materials for parapet wall from solid to glazed balustrade to match first floor external decked area., PERM,15/01/2013

APP/12/01323 - Discharge of Condition No/s 4 and 5 of Planning Permission

APP/12/00911., PERM,12/02/2013

APP/12/01324 - Application for removal of Condition No. 6 of Planning Permission

APP/12/00911 relating to the provision of a screen on the northside of the extension staircase., PERM,11/02/2013

3 Proposal

Installation of wooden stakes as part of an erosion plan to protect the main slipway at Emsworth Sailing Club and prevent further erosion of mudland.

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))

DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Chichester Harbour Planning Principles P11 Intertidal Structures

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No objection subject to conditions to ensure wooden stakes only coated with treatments that are suitable for a marine environment, the work is carried out in accordance with the recommendations of the Ecology Report, and all equipment and debris are removed upon completion of the works.

Coastal Engineering

No comments received

Conservation Officer, Development Control

Principal Conservation Officer ? No Objection

The proposals would have no adverse impact on the setting of the nearby Conservation Area or listed buildings. To my mind the scheme appears to be an enhancement of the area to ensure that further erosion of the mudland does not take place.

County Ecologist

The application is not accompanied by any ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using online sources, GIS mapping and the application documents.

The proposed works would be relatively minor and would replace the features already present. As such I would not raise any in-principle objection to these necessary works.

However, the works are is situated within Chichester & Langstone Harbours SAC, SPA/Ramsar and Chichester Harbour SSSI. The works would fall within the definition of those requiring assent from Natural England and so the applicant will need to engage with NE on the matter. It is not clear from the submitted details how the foreshore will be accessed nor how the stakes are to be driven into the mud.

One other potential issue would be the timing of works. The works would need to avoid any disturbance of overwintering bird species. Further details are required as to the timing of works.

officer note additional information provided.

Engineering/Drainage

No comments received.

Environment Agency

We consider that the outline planning permission could be granted to the proposed development if the following planning condition is included as set out below.

Condition

Prior to the commencement of the development, a site plan providing details of the work area must be submitted to and approved in writing by the Local Planning Authority (LPA).

officer note additional information provided.

Hampshire Wildlife Trust, Beechcroft House

Further information is required in respect tot eh proposed works and mitigation.

Officer note - No comments on the additional information

Natural England Government Team

Based on the information supplied an EIA not required. Appropriate Assessment not required. Conditions recommended.

Royal Society for the Protection of Birds

No comments received.

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: 4

Number of site notices:one

Statutory advertisement: 10/11/2017

Number of representations received: 0

Comment	Officer 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 designated sites and AONB, character and appearance of the area
- (iii) Impact upon residential amenity

(i) **Principle of development**

Water from the Mill pond through the sluice has formed a channel that is causing the gradual erosion of the mud bank next to Emsworth Club slipway. The existing wooden stakes in this area have rotted and the proposed stakes would be a replacement and as such, subject to environmental considerations, the principle of development is considered acceptable subject to the usual development control criteria.

(ii) **Impact upon the character and appearance of the area**

As the site lies within the designated SPA/SAC/Ramsar site then the proposal is required to demonstrate that there would be no harm to these nature conservation interests. The application is supported by an Ecological report which has been assessed by Chichester Harbour Conservancy which advise that subject to suitable conditions there would not be any significant harm to the natural beauty of the AONB in this location or to the nature conservation interests of the site. Natural England advise that an Environmental Impact Assessment is not required and that provided the works are carried out in accordance with the submitted details the application will not have a significant effect on the designated sites either individually or in combination and an Appropriate Assessment is not required. Additionally HCC Ecology advise that the works need to avoid any disturbance to the overwintering bird species and further details are required to the timing of the works.

(iii) **Impact upon residential amenity**

The proposed works are relatively minor and would replace features as already present. As such the impact is considered limited and acceptable.

8 **Conclusion**

The proposed works are relatively minor and would replace features as already present. The proposal has been assessed by HCC Ecology, Chichester Harbour Conservancy and Natural England, and subject to appropriate conditions approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01092

subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

OS location plan

Proposed erosion control plan SK16123-1

Reason: - To ensure provision of a satisfactory development.

- 3 All equipment, temporary structures, waste and or debris associated with the development shall be removed upon completion of the works.

Reason: Reason: To minimise the impacts to the marine environment and other users of the sea/seabed 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.

- 4 Only coatings and treatments that are suitable and approved for use in a marine environment shall be used. All reasonable precautions shall be undertaken to ensure that the activity is undertaken in accordance with the approved details.

Reason: To ensure hazardous chemicals that may be toxic, persistent or bio-accumulative are not released into the marine environment. 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.

- 5 The development shall be carried out in accordance with the recommendations set out in Para. 6.1 of the Ecological Report including the timing of works to be carried out outside the overwintering bird period of October to March inclusive.

Reason: In the interests of the amenities of the locality 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.