

Planning Application Response of Planning Policy

Application No:	APP/18/00198
Site Address:	132 Havant Road, Hayling Island, PO11 0LJ
Development:	Retrospective application for (1) Extension of scaffold storage area at rear of site into existing building and adjacent land and erection of 3.5m acoustic fence along south and west boundaries; (2) use of land for open storage of small plant and (3) use of land for open storage of cars and lorries not exceeding 7.5 tons.
Case Officer:	David Eaves
Comments by:	Jade Ellis
Date of Comments:	15 th March 2018

Policy Status

The adopted Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough.

Background

It is understood that historically the site has been used for various storage purposes.

Planning permission reference APP/16/00735 for the use of the land for open storage comprising vehicles and scaffolding (use class B8) and perimeter landscaping works was granted in February 2017. Conditions attached to that consent defined the storage areas, restricted the hours of use and secured acoustic fencing in the interests of the amenities of residential properties beyond the site.

This application similarly seeks to regularise and contain all scaffolding in the far south-eastern corner of the site, and retain the small plant and vehicle storage uses following the rationalisation and consolidation of the scaffolding business.

Principle of development

The site falls outside of the urban area boundary as defined by policies CS17 and AL2 of the Local Plan (Core Strategy) and (Allocations Plan) respectively. Core Strategy policy CS17 permits development that makes the most effective use of land, and generally seeks to concentrate development within the urban area. Policy AL2 also identifies the defined urban area on Hayling Island as 'non-urban'.

Paragraph 2.10 of the supporting text in the Allocations Plan indicates that proposals will need to be considered based on local plan policies and the NPPF policies on rural areas. As there are no policies which would exceptionally allow the development, it is considered that the principle of development in this non-urban area location is contrary to the development plan.

Other considerations

In seeking to regularise the scaffolding use and other storage use, together with acoustic fencing to the south and west boundaries there is an opportunity to secure an improved relationship with the adjacent residential properties. Furthermore, as per planning permission reference APP/16/00735, in seeking to regularise the uses(s), conditions could be used to limit hours of use and define the storage areas.

On this basis whilst the proposal is contrary to adopted policy, it is accepted that there may be wider benefits in supporting and regularising the uses on this site.