

TEMPORARY VARIATION OF APPROVED USE,
BOAT SERVICES BUILDING, NORTHNEY MARINA,
HAYLING ISLAND

PLANNING STATEMENT

1. The Boat Services Building (Teal House) was erected at Northney Marina 2002/3, originally authorised under Full Planning Permission 97/51153/025 as replacement of an earlier accommodation required demolished following severe fire damage. This Permission was subject of various Conditions, including No. 22 which stipulated building use specifically restricted to construction, repair and servicing of boats and components of boats.
2. The building is a substantial purpose-built boatshed opening onto fronting forecourt margin adjoining slipway and hoist facilities, and attached service yard to the rear. The building incorporates small workshop and office spaces, and provides total floorspace of 1,100m².
3. Following subsequent cessation of the boat-building business occupying the accommodation, commercial marketing was unable to attract a successor. This was in part consequent of difficult trading climate, and also relative isolation from other centres of Marine Industry activity. In the circumstances, it was necessary to consider other uses which, whilst not primarily boat-building, nevertheless retained direct association with Marine Industry. On this basis, it was possible to attract an occupancy for warehouse and distribution of marine equipment, and for which a Temporary Variation of Condition 22 was confirmed under Permission 03/51153/042. This amended the scope of permissible uses to include Warehouse/Distribution of Marine equipment.
4. The Temporary Variation of Use was subsequently extended by further 3 year Consents 05/51153/046 (October 2005), 09/51153/049 (6/2009), APP/12/00424 (6/2012) and currently valid APP/14/01256. During this period and to date, use remains in connection with warehouse storage and distribution of marine equipment.
5. During the same period, Marina Developments Limited has continued efforts to attract commercial uses to the site, including construction of group of light industrial units (marine-related) under Permission 03/51153/041, and improvement of boat-handling facilities. Unfortunately, the very difficult conditions prevalent throughout the Marine Industry since 2009 are still apparent, and interest in use of the accommodation for specialist boat building and servicing purposes remains absent. Given its purpose-built nature, and advantages of such uses being restored to the site, Marina Developments Limited's preference remains for the originally authorised use, but in the meantime, further extension of period of varied use remains only realistic commercial alternative.

6. The Planning Authority has earlier recognised the difficult commercial situation, and in the circumstances felt able to concede Temporary Variation of Condition 22. This maintains a marine-related use of the building consistent with relevant Boatyard/Marina Policy, and maintains preferred option for reversion to originally authorised Boat Services use. During period of Temporary Consent for Varied Use, there have been no reasons for the Authority to raise any concerns of the nature of activities relating to the building use.
7. It is accordingly hoped that the Authority will feel able to continue recognition of the situation, and concede a further 3 year period of Temporary Variation of Condition 22, to permit continued use of the building for purposes of warehousing and distribution of Marine equipment.