
Site Address:	Hayling Island Sailing Club, Sandy Point, Hayling Island, PO11 9SL		
Proposal:	Retrospective application for the installation of a 3.9m high steel post supporting CCTV and ANPR cameras.		
Application No:	APP/21/00900	Expiry Date:	30/09/2021
Applicant:	Hayling Island Sailing Club		
Agent:	Mr P Bannister	Case Officer:	Graham Speller
Ward:	Hayling East		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The site is located at the entrance to the Hayling Island Sailing Club located on an isolated sandy peninsula 'Sandy Point' at the entrance to Chichester Harbour and within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

2 Planning History

02/56332/008 - Single storey plant room extension to existing accommodation block on north-west elevation., PERM,22/04/2002
00/56332/006 - Provision of twelve portable cabins for temporary accommodation/storage during construction works, TPP,16/11/2000
00/56332/007 - Construct new slip way on east side of site, PERM,04/01/2001
00/56332/005 - Variation of Condition 1 of Planning Permission 95/56332/3 to extend the period in which the development (comprehensive new and additional club and accommodation facilities together with sea wall reinforcement) shall be begun from 5 years to 7 years, WD,31/01/2001
98/56332/004 - Modify car park access with Traffic 'Island', re-site Flagpole, extend hardstanding together with part reinstatement of dunes and widening of path north west of club buildings, PERM,02/10/1998
95/56332/003 - Comprehensive redevelopment to provide new and additional club and accommodation facilities together with sea wall reinforcement, PERM,16/11/1995
95/59941/000 - Sea defence works - gabion repairs to sea wall., PERM,09/05/1995
94/56332/002 - Retention of installation of landing stage from the north shore launching area., TPP,13/06/1994
91/56332/000 - Installation of a landing stage from the north shore launching area, PERM,
92/56332/001 - Installation of a landing stage from the North Shore launching area (revisions to siting to that approved under Ref. No. 91/56332.), PERM,23/04/1992
04/56332/009 - Variation of condition 9 of Planning Permission 95/56332/003 with regard to seasonal mixed use of the main parking area and alteration to car parking layout., PERM,04/01/2005
06/56332/010 - Retention and extension of landing stage from north shore launching area., PERM,11/05/2006
08/56332/011 - Retention of Bosun's Hut and Chandlery including extension of Chandlery., PERM,23/05/2008
APP/13/00237 - Application for non-material changes to Planning Permission 95/56332/003 relating to construction of Dunes B (or Dunes 2) to the south west side of the peninsular., PERM,08/04/2013

APP/13/00805 - Application for non-material changes to Planning Permission 95/56332/003 relating to change from external pebble-dash render to western red cedar and amendment to structure of ground floor parking bays., PERM,10/09/2013
 APP/13/00847 - Display of Hayling Island Sailing Club sign with non-illuminated lettering., PERM,24/10/2013
 APP/13/01062 - Erection of steel storage lockers for windsurf equipment., PERM,16/12/2013
 APP/17/00178 - Erection of 2no. pontoon locating piles, repositioning of 2no. existing pontoon locating piles and extend pontoon 10m northwards (approved 24.05.2017). Request to Discharge Conditions 3 and 4 (28.05.2017)., PERM,24/05/2017
 APP/21/00298 - Installation of a small storage shed., PERM,25/05/2021

3 Proposal

- 3.1 Retrospective application for the installation of a 3.9m high steel post supporting CCTV and ANPR cameras.

4 Policy Considerations

National Planning Policy Framework 2021
 Havant Borough Council Borough Design Guide SPD December 2011

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

E5	(Chichester Harbour Area of Outstanding Natural Beauty)
E4	(Development on the Coast)
E1*	(High quality design)
E19	(Managing flood risk in new development)
E15	(Protected species)
E14	(The Local Ecological Network)

Chichester Harbour Area of Outstanding Natural Beauty – Joint Supplementary Planning Document (2017)

Listed Building Grade: Not applicable.
 Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received.

Councillor Leah Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling West Ward

No comments received.

Councillor R Raines - Hayling East

No comments received.

County Ecologist, Strategic Environmental Delivery

I would not raise any concerns in relation to the development.

County Minerals

No comments received.

Engineering/Drainage

No comments received.

Environment Agency

No comments received.

Hampshire Wildlife Trust, Beechcroft House

No comments received.

Natural England Government Team

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

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: 9

Number of site notices: At least one site notice exists

Statutory advertisement: Not applicable.

Number of representations received: 4

4 letters of objection raising the following issues:

- Whilst we see it as a success in enhancing safety and speeding up traffic flows, it is too high and a scar on Chichester Harbour.

- Please reduce height by 1.5 metres.
- Ideally it should be placed at the Brackelsham Road entrance to stop vehicles going to the car park behind the Lifeboat station
- Where it is presently placed is a bit of an eyesore
- Would it not be an idea to have manned or automatic entry at the first entrance to the site thus not having to spoil the area even further
- Industrial construction
- Imposing structure
- Rises above and dwarfs the natural vegetation
- Inappropriate and unnatural blight on the surrounding area
- Dominates the dune skyline
- Installation entirely inappropriate for this location
- Cameras provide little benefit and have sometimes caused additional queues of traffic
- Cameras appears to have invaded people's innate privacy
- Cameras appear overbearing at this location

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 landscape character of the AONB
- (iii) Impact on Nature Conservation interests
- (iv) Flood risk

(i) Principle of development

7.2 The application site is at the entrance to the Hayling Island Sailing Club and its acceptability will depend on the considerations of its impact on the landscape and nature conservation interests.

(ii) Impact upon the landscape character of the AONB

7.3 The development is within a nationally designated landscape, namely Chichester Harbour AONB.

7.4 The cameras and pole have been erected without the benefit of planning permission and this application seeks permission for its retention. The development is of utilitarian design and not untypical of similar security cameras at entrances to compounds and also private estates.

7.5 Whilst the representations are noted, the structure design is functional and is required to provide security and safety coverage of an existing automated lifting vehicle barrier and to provide security for pedestrians walking along the causeway to/from the Hayling Island Sailing Club.

7.6 The siting of the cameras and pole is therefore dictated to some degree by the siting of the existing barrier.

7.7 It is considered that its siting and design would not be significantly intrusive to the

AONB or harm the environmental character of the locality and it is noted that Natural England comment that it will not have significant adverse impacts on designated sites and has no objection.

(iii) Impact on Nature Conservation interests

- 7.8 The cameras and pole are considered unlikely to result in any issues in terms of impact on local wildlife, biodiversity or ecological character of the locality and as noted above, Natural England and the County Ecologist raise no objections to the proposal.

(iv) Flood risk

- 7.9 The site is within Flood Zone 2 and 3.

- 7.10 Due to its small nature, it is considered that there are no direct flood risk concerns.

8 Conclusion

- 8.1 The development is of modest scale and whilst visible from a number of different vantage points, at 3.9m in height it does not have a significant impact on the surrounding area sufficient to warrant refusal and is considered acceptable.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/00900 subject to the following conditions:

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

LOCATION PLAN

GENERAL ARRANGEMENT

Reason: - To ensure provision of a satisfactory development.