

Dear David,

Site - Teal Buildings, Northney Marina, Hayling Island, PO11 0NH

Case reference - APP/21/01358

Proposal – Temporary variation of condition 22 of Planning Permission 97/51153/025 to extend the period of varied use as most recently amended by Temporary Planning Permission reference APP/17/01218 for a further 3 year period.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection to the continued variation of Condition 22 to planning permission 97/51153/025, subject to the additional use for warehousing and distribution of marine equipment ceasing on or before 1 March 2025.

This is to comply with the spirit of the original permission for the adjoining building consented under reference 97/51153/025, to retain marine related industry close to the Harbour.

The site falls outside the 'urban area' which Policies CS17/AL2 relate to.

There is some visibility of the warehouse building next to this piece of yard from the Harbour.

Temporary permission to vary condition 22 relating to the adjoining (Teal) service building (annotated Marathon Leisure in the aerial photograph above), would appear to have been renewed 9 times since being first sought in 1997, the last permission seeming to be APP/20/00247.

Having regard to the Policy framework* below, the continued use would still be related to marine industry and meet the wider aspirations of The Conservancy's Planning Principle 02. Granting temporary planning permission would have no harmful effect on the AONB nor the purposes of its designation.

Given the disruption to enterprise during the Covid Pandemic, it is important that marine related businesses be allowed to flourish to support boating activity in Chichester Harbour.

*Policy framework

NPPF - 1-3, 6-12, 20, 28, 38-42, 47-48, 54-55, 81-85, 107-108, 111, 119, 122, 130, 134, 153-154, 159, 161, 174, 176, 180, 185, 212-213; **NPPG** – ID's 2, 3a, 6-8, 26 & 37; **HBLP** – CS1, CS2, CS11-CS12, CS16-CS17, DM1, DM3, DM8-DM10, DM14; **HBLPA** – AL1-AL2; **SVHBLP** - DR1, KP3, IN3, E4-E5, C1; **CHMP** – 1, 2, 10, 13; **PP** – 01-02; **SPD**.

NPPF – National Planning Policy Framework – (July 2021)

NPPG – National Planning Practice Guidance (March 2014 onwards)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

SVHBLP - Submission version Havant Borough local plan 2036 (23.6.2021).

CHMP – Chichester Harbour AONB Management Plan (2019-2024)

PP – Conservancy's Planning Principles (adopted 17-10-2016 onwards)

SPD

Borough Design Guide (2011)

Joint CHAONB SPD (2017)

Yours sincerely

Steve Lawrence MRTPI
Principal Planning Officer



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