
Site Address:	Complete Marina Site, Northney Marina, Hayling Island		
Proposal:	Installation of 1.8m high metal sliding gates to existing roadway entrance.		
Application No:	APP/16/00582	Expiry Date:	09/08/2016
Applicant:	Marina Developments		
Agent:	Canford Cliffs Architects	Case Officer:	David Eaves
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is a commercial marina with associated activity and other mainly marine related businesses.

The site is within the AONB and adjacent to the SPA and SSSI.

2 Planning History

97/51153/024 - Erection of 2 temporary buildings to south of main building, TPP,30/04/1997

96/51153/021 - Relocation of security hut to south west of site (retrospective application)., TPP,08/11/1996

96/51153/022 - Retention of two 6m high CCTV masts and one automatic vehicle entrance barrier., PERM,17/12/1996

96/51153/023 - Reconstruction of existing surface water drainage outfall (retrospective application)., PERM,02/04/1997

95/51153/018 - Renewal of temporary planning permission 93/51153/15 for change of use of six first floor rooms from overnight accommodation to independent sitting rooms., REF,05/10/1995

95/51153/019 - Temporary additional structure attached to south of main building to carry out boat building operations for six months., TPP,05/10/1995

APP/11/00935 - Use of land as external events area. (Renewal of Temporary Consent.), PERM,09/06/2011

89/51153/004 - Renewal of consent for siting of portakabin, UNK,20/09/1989

89/51153/005 - Siting of portacabin for use as office., UNK,02/02/1990

89/51153/006 - Erection of single storey electrical control room, UNK,20/12/1989

89/51153/007 - Redevelopment of marina: restaurant/bar, workshops, boatyard, other marina related uses (as specified in letter 15/12/89), car parking mounding and extended yacht basin., UNK,05/05/1995

APP/14/00408 - Use of land as external events area. (Renewal of temporary consent APP/11/00935). , PERM,11/06/2014

APP/14/01256 - Application for Variation of Condition 22 of Planning Permission 97/51153/025 to extend period of varied use as currently amended by Planning Permission APP/12/00424, TPP,23/01/2015

APP/15/00464 - Use of land as external events area, with associated reception lodge, for temporary 3 year period., PERM,06/07/2015

APP/16/00256 - Temporary sitting of 2 No. storage containers for 3 year period., TPP,06/05/2016

3 Proposal

Installation of 1.8m high metal sliding gates to existing roadway entrance.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) |
| 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

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| AL1 | (Presumption in Favour of Sustainable Development) |
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No comments received.

Chichester Harbour Conservancy

Following a site visit made 4.7.16 and having regard to the Policy framework the proposed security gate, would not be visible from the overall entrance to the site, but clearly visible from the Langstone Hotel's car park.

I am pleased to see the applicant intends to colour finish the gate blue. Can this please be conditioned. Trees to the left as one goes in are just conifers and where the gate would slide to when opened would not seem to affect them, albeit I noted some excavation/clearance of earth had taken place there.

Given the more 'urban'/commercial character of the area, the advice on page 45 (5th bullet point up) of the Northney and Tye VDS, does not seem necessary to follow. As such, it would have no adverse impact on the AONB or the purposes of its

designation and the character and appearance of the Emsworth Conservation Area would be preserved.

Natural England

Natural England has no comments to make on this application.

Development Engineer - Highways

The Highway Authority has no adverse comment to this application.

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: 1

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary (NE Hayling Residents Association)

No objection to the new gates at the Marina.

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 character and appearance of the area/AONB
- (iii) Impact upon residential amenity
- (iv) Impact on protected species

(i) Principle of development

The application site is part of an existing marine related site where minor works to improve security are considered acceptable in principle.

(ii) Impact upon the character and appearance of the area/AONB

The proposal is for a sliding electric gate which would be 1.83m high and slide open behind an existing wall when viewed from outside the site. The gate would be dark blue in colour and is considered to have an acceptable impact on the character and appearance of the area and the AONB.

(iii) Impact upon residential amenity

The site is located well away from the nearest residential properties and is separated from the Langstone Hotel by a large car parking area. The proposal is therefore considered acceptable.

(iv) Impact on protected species

The site is adjacent to Chichester Harbour SPA. Natural England have raised no concerns in relation to the proposal and there should be no harmful impacts on protected species.

8 Conclusion

In conclusion, the proposed gates are considered acceptable in principle and would have an acceptable impact on the AONB, SPA and amenity. Permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00582

(A) 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 Compulsary Purchase Act 2004.
- 2 The gates hereby permitted shall be finished in dark blue colour unless otherwise agreed in writing by the Local Planning Authority. The gate shall thereafter be maintained in the approved colour.
Reason: To accord with the submitted details and to ensure that the gate is not visually intrusive in the AONB having due regard to policy CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement May 2016
Scheme Details Project 2856 Drawing No.1
Reason: - To ensure provision of a satisfactory development.