
Site Address:	Complete Marina Site, Northney Marina, Hayling Island		
Proposal:	Temporary siting of 2 No. storage containers for 3 year period.		
Application No:	APP/16/00256	Expiry Date:	06/05/2016
Applicant:	Marina Developments Ltd		
Agent:	Canford Cliffs Architects	Case Officer:	David Eaves
Ward:	Hayling East		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

Northney Marina is located at the north east of Hayling Island, within the Chichester Harbour AONB. The Marina Centre is at the west of the site, with a Services Building to the east, a car park to the north and a boatyard to the south.

The site is within the Chichester Harbour AONB and adjacent to an area designated as being a SAC, SPA and SSSI.

At the time of the case officers site visit the containers were not on site. The description has therefore been amended to delete the reference to the renewal of planning permission.

2 Planning History

There have been numerous applications at this site including most recently the renewal of temporary consent for the siting of office accommodation, use of land as an events area and the installation of a landing pontoon, however none of these applications are of particular relevance.

The application to which this proposal relates is Planning Permission Ref: APP/13/00062 Temporary siting of 2No. 13m x 3m containers (for a period of 3 years). A temporary planning permission was granted which expired on the 25th March 2013.

3 Proposal

The application is for the temporary siting of 2 metal storage containers for 3 years. Both containers measure 2.9 by 13.2m and are 2.9m in height. It is proposed to locate them within an existing compound. They are to be used for the storage of small boats and associated marine equipment.

4 Policy Considerations

National Planning Policy Framework

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))
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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No comments to make on this application.

Chichester Harbour Conservancy

No comments received

Natural England

Statutory nature conservation sites – no objection

Protected landscapes

Having reviewed the application Natural England does not wish to comment on this development proposal.

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: 0

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) Effect on the character of the AONB
- (iii) Effect on the environment
- (iv) Flood Risk

- (i) Principle of development

The site is an established marina, therefore the proposal is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report and any other material considerations

(ii) Effect on the character of the AONB

The proposed containers are to be located within an existing compound in the east of the Marina, therefore they will only be partially visible from within the Chichester Harbour AONB. It is considered that the impact on the character of the AONB will be minimal as they will be viewed in conjunction with the existing paraphernalia within the marina. Chichester Harbour Conservancy in relation to the previous application recommended that a condition be incorporated which required the containers to be painted dark green or brown, this approach being advocated in the submitted Design and Access Statement.

(iii) Effect on the environment

The proposed containers are temporary structures which will be located within an existing graveled compound area, therefore they are not expected to have any impact on the adjacent SAC, SPA or SSSI. Natural England have not raised any objection to the proposal or recommended that any specific conditions are incorporated.

(iv) Flood Risk

The storage containers will not be used for accommodation purposes, therefore flood risk is not considered to be an issue.

8 Conclusion

The proposed storage containers are considered to comply with the criteria contained within the policies listed in section 4 of this report, therefore it is recommended that consent is granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/16/00256

(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 Compulsory Purchase Act 2004.
- 2 This permission shall be for a limited period expiring on 1st June 2019, on or before which date the containers hereby permitted shall be permanently removed from the site and the land shall be restored to its previous condition

unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The containers are of a type not considered suitable for permanent retention and having due regard to policies CS11, CS12, CS16 and DM9 of the Havant Borough Local Plan and the National Planning Policy Framework 2012.

- 3 Unless otherwise agreed in writing by the Local Planning Authority, the external finish of the containers shall be in accordance with the details contained within the Design and Access Statement hereby approved, ref RW/PE/2765-2 revision A.

Reason: In the interests of the amenities of the area and having due regard to policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement Ref: RW/PE/2765-2 Rev A

Flood Risk Assessment ref: RW/PE/2765-3

Location Plan, Site Plan, Plan and Elevations Drawing No. 1

Reason: - To ensure provision of a satisfactory development.