

Dear Sally,

The Conservancy's views, made under Officer Delegated powers are set out below in respect of APP/15/00881.

If the agent is able to offer some more detail on the crane, that would be appreciated.

Policy framework

NPPF paragraphs 14 and 115; CS11, CS12, CS16, DM9: Havant Borough Local Plan (Core Strategy) 2011; AL1, AL2, DM23, DM24: Havant Borough Local Plan (Allocations) 2014. Chichester Harbour AONB Management Plan 2014-2019: BD1, BD2, BD3, LS4, NC5. CHC Planning Guidelines B8.

Assessment

Condition 2 to APP/14/00455 states – *“At no time shall the height above ground level of any vehicle, plant, equipment, goods or items stored on the site exceed the height of the boundary fencing. Reason: In the interests of the visual character of the area and having due regard to policies CS11, CS12, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012”*.

The agent states the applicant wishes to have a crane (no details are provided) for use in the yard to be able to move around pontoons they have made. It is not clear if this crane would be fixed, on rails or on tracks. It is clear that its boom would project above the fence line, but the applicant has offered to lower the boom, when the crane is not in use.

A crane is quayside looking at aerial photography and in some respects the intended 30 ton crane boom would be seen in the context of that, when raised. The Conservancy is not averse to a further crane but would like to understand what its appearance is and whether it would be fixed, on rails or able to move on tracks around the yard. At the very least a planning condition ought to be attached to a permission to vary condition 2 in this regard only, requiring that the crane boom is lowered when not in use, to limit its visual impact in the AONB.

Condition 6 to APP/14/00455 states - *"No article of any description shall be manufactured, assembled, altered or repaired outside the building on the site."* and the reason for its imposition is given as *"In the interests of the amenity of the area and having due regard to policies CS12, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy 2011) and National Planning Policy Framework, March 2012"*. The site would not appear to be part of a safeguarded waste site under Hampshire County Council's Minerals and Waste Local Plan, as confirmed in a HCC letter commenting on APP/14/00455, dated 13.6.14.

No detailed noise report, recording background noise levels, is submitted with the application, but it is noted that boundary fencing between 3 to 4 metres high exists.

Provided that items are not stored higher than the height of the existing boundary fencing which shall be kept in position at its current height and given the current level of unrestricted activity in the vicinity already impacting on the tranquillity of this part of the AONB, no objection is raised to variation of conditions 2 and 6 to APP/14/00455.

It is also noted that work on pontoons is proposed, which fits in well with the Conservancy's support for marine related industry, subject to safeguarding scenic beauty and conserving protected wildlife and designated habitats.

It is however suggested that the council's Environmental Health Service devise a 'noise performance' condition to ensure noise measured outside the site does not exceed reasonable levels and that hours of operations outside the building are limited by condition. It is noted that the applicant wishes to work on Sundays. The Conservancy has concerns about this. It is suggested that hours of 07.30-19.00 Monday to Friday and 07.30-13.00 on Saturdays should allow flexible enough operation of the site. Furthermore it is requested that all extant conditions to APP/14/00455 are restated on the new decision notice.

It is however suggested that the council's Environmental Health Service devise a 'noise performance' condition to ensure noise measured outside the site does not exceed reasonable levels and that hours of operations outside the building are limited by condition. It is suggested that hours of 07.30-19.00 Monday to Friday and 07.30-13.00 on Saturdays should allow flexible enough operation of the site, but excluding use outside those hours and not at all on Sundays and Public Holidays. Furthermore it is requested that all extant conditions to APP/14/00455 are restated on the new decision notice.

Finally, no objection is raised to the details supplied in discharge of conditions 7a and 7b to APP/14/00455, detailed on the IJ Murray plan A110 in respect of refuse storage and vehicle parking.

Yours sincerely

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