
Site Address:	Complete Marina Site, Northney Marina, Hayling Island		
Proposal:	Use of land as external events area, with associated reception lodge, for temporary 3 year period.		
Application No:	APP/15/00464	Expiry Date:	06/07/2015
Applicant:	Marina Developments	Team:	Team 1
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 water berths are to the east of the site.

2 Planning History

APP/11/00935

Use of land as external events area. (Renewal of Temporary Consent.) Temporary permission granted June 2011 expired 30th June 2015

08/51153/048

Temporary use of land for events functions. Temporary permission granted 19.5.08

04/51153/045

Temporary use of land for events functions. Temporary permission granted January 2005.

02/51153/038

Demolition of existing marina office and toilets, erection of single storey Marina Services building and associated external works. Granted 2/9/02

(This consent approved the provision of an events area adjoining the north side of the services building, however it has not been put in this position at the current time as the access road needs to be re-routed and the car park adjusted to accommodate this).

3 Proposal

Use of land as external events area, with associated reception lodge, for temporary 3 year period.

The proposal in addition to extending the temporary planning consent includes the provision of a flat roofed reception lodge with a floorspace of approximately 29sqm and a height of 2.35m.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received

Natural England

No comments received

Environment Agency

No comments received

Coastal Engineering

I can confirm that the proposed temporary events area is not within a present day flood zone and Eastern Solent Coastal Partnership has no objection to this application.

Advice provided with regard to flood risk matters (Infomative recommended).

Development Engineer - Highways

No comments received

Crime Prevention -Minor Apps

No comments received

Economic Development

No comments received

Environmental Health Manager

I can advise that this office has no adverse comments to make in relation to this application to extend the temporary permission for a further 3 years, nor to the erection of a reception lodge to be used in conjunction with the onsite events.

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: 37

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

1 Third Party no objection (Residents Association)

We have no problems with
this being approved on a temporary basis.

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 AONB
- (iii) Flood risk issues
- (iv) Effect on protected species
- (v) Effect on neighbouring sites

(i) Principle of development

The proposed events area is within the Marina complex and is therefore considered to be acceptable in principle provided it meets the criteria of the development management policies listed in section 4.

(ii) Effect on the AONB

The proposed events area is located to the south of the existing marine services building and will therefore not be directly visible from within the AONB. The impact on the appearance of the coast and the AONB is therefore expected to be minimal.

(iii) Flood risk issues

The location of the proposed events area is within a flood zone 1 and the EA have not objected, however the access to the site is within a flood zone 3, therefore it is recommended that the applicant's are advised of the EA's early warning flood system by way of an informative.

(iv) Effect on protected species

The location of the events area is within the marina complex and Natural England have raised no objection to the proposed development.

(v) Effect on neighbouring sites

Environmental Health have raised no objection regarding noise or any other issues as a result of the use of the area for events and functions, therefore it is not expected to

have a detrimental impact on the neighbouring Langstone Hotel or residential properties to the north of the site beyond the creek..

8 **Conclusion**

The proposed events area and Reception Lodge are considered to be appropriate, however it should only exist as an alternative to the area to the north of the marina services building which was previously approved, therefore it is recommended that the consent is for a temporary period of three years.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/15/00464

(A) subject to the following conditions

- 1 This permission shall be for a limited period expiring on the 30th June 2018, on or before which date the use of the land for events shall be discontinued permanently, the Reception Lodge removed from the land and the site shall be restored to a storage area unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The use is of a type not considered suitable for permanent retention and having due regard to policies DM8, DM9 and CS12 of the Havant Borough (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement Ref: RW/PE/2250-43 (Rev B)

Site Plan received 11th May 2015

Location , site plan, Floor plan and elevations Drawing No.12 Rev A

Reason: - To ensure provision of a satisfactory development.