
Site Address:	Land adjacent to, Car Park Broadmarsh, Harts Farm Way, Havant		
Proposal:	Retention of portacabin and ancillary structures (container stores) for communal use (club house) and yard for boat and trailer storage (following approval 07/54097/005 dated 19/06/2007)		
Application No:	APP/14/01069	Expiry Date:	08/12/2014
Applicant:	Mr A Read	Team:	Team 1
Agent:	Mr R Walker	Case Officer:	Stephen Andrews
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located outside of the settlement boundary , within an undeveloped gap between settlements. The site is also within an uncertain site for Brent Geese and/or Waders. The site is adjacent to the shoreline of Langstone Harbour (SSSI/SPA/RAMSAR/SAC) and to the west of Broadmarsh public car park.
- 1.2 The site, which has an approximate area of 0.29ha, is used by the Storehouse Lake Angling Association (SLAA) as a boat park with ancillary clubhouse and associated facilities. The land is owned by Havant Borough Council.

2 Planning History

07/54097/005

Replacement of porta-cabin club house, ancillary structures (container stores) following fire. Permitted - 19/06/2007.

05/54097/004

Renewal of temporary planning permission for club portacabin and caravan and ancillary structured with chain link fence. Permitted 02/06/2005.

02/54097/3/HBC

Retention of store, electricity generator and fuel tank, club caravan and portacabin for use by Angling Association. Permitted 05/04/2002.

98/54097/2/HBC

Restoration of playing field by land raising. Permitted 18/03/1999.

93/54097/1

To erect 1.8m chainlink fence to inside of existing bund, install main access and pedestrian gates, install club caravan and portacabin for use by Angling Association as boat park and clubhouse. Permitted 12/08/1993.

93/54097

Enclosure of site with 1.8m chainlink fence, use of site as an angling club/boat storage, siting of club caravan and portacabin and form new car park. Refused 08/04/1993.

3 Proposal

- 3.1 The application proposes the retention of the existing temporary porta-cabin club house and ancillary structures (container stores) and yard for boat and trailer storage to the south east corner of the site following a fire which damaged the existing club house at the west end of the site.
- 3.2 The SLAA have a lease arrangement with Havant Borough Council which runs for seven years (the current lease expires on 31/5/15 and is therefore shortly due for renewal). This application seeks to extend the temporary permission granted in 2007 (Ref: 07/54097/005) for a further seven years to cover the extended lease period.

4 Policy Considerations

National Planning Policy Framework, 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
DM2	(Protection of Existing Community Facilities and Shops)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM23	(Sites for Brent Geese and Waders)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager - No objection
Langstone Harbour Board - No objection
Natural England Government Team - No objection subject to standing advice
Environment Agency, Planning Liaison - South Downs - No objection but advise some form of pollution control for ground works
Development Engineer - No objection
Hampshire Biodiversity Information Centre - No objection subject to standing advice

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: 0

Number of site notices: One.

Statutory advertisement: Not applicable.

Number of representations received: None

7 Planning Considerations

7.1 Having regard to the plans and policies of the development plan, the main issues for consideration are:

- (i) Principle of development;
- (ii) Effect on the character and appearance of the area and the coast;
- (iii) Environmental effects;
- (iv) Flood Risk Issues.

(i) Principle of Development

7.2 The application seeks to renew the use of the site by the Storehouse Lake Angling Association (SLAA) for the siting of a portacabin clubhouse, two storage containers and the storage of boats and trailers. The site originally received a temporary consent for this purpose in 1993 and this has been renewed consistently from this period.

7.3 Relevant policies of the development plan allow for development associated with outdoor recreation to be accommodated outside of the settlement boundary. Development that does not harm the character or openness of undeveloped gaps between settlements is also acceptable. In sites of nature importance damage to biodiversity will be avoided and development will only be permitted where adverse effects (including noise and activity) are at an acceptable level.

7.4 In respect of this site the occupation and use of the site for boat and trailer storage and for a temporary clubhouse and storage, for a further seven years, would not undermine the key land designations for the site. In addition it would continue to support a local community facility. The extension of a temporary permission would therefore be acceptable in principle.

(ii) Effect on the Character and Appearance of the Area and the Coast

7.5 The cabins are limited in terms of size and scale and proportion of site coverage. In addition the level of boundary screening afforded to the site ensures that for the most part the site is well screened from the public domain.

7.6 The continued use of the site for boat and trailer storage, a portacabin club house and ancillary storage, which has been allowed on a running temporary basis since 1993, would not alter the sites longstanding characteristics. The character and appearance, along with its function will remain unaltered. It is not therefore considered that the renewal of the temporary permission for a further seven years; to run alongside the extended lease, will result in unacceptable harm to the prevailing character and appearance of this remote coastal location.

(iii) Environmental Effects

7.7 Consideration has been given to the location of the site adjacent to an area of nationally designated importance in terms of nature conservation. However, as mentioned above the use and development of the site has been ongoing in a similar vein since 1993. The proposal would not therefore result in any greater impact and would not alter previous assessments in respect of nature conservation which have

consistently concluded that the development is not significantly harmful.

(iv) Flood Risk Issues

7.8 The application is accompanied by a Flood Risk Assessment that deals with potential flood risk on the site. The site is located in the Environment Agency's defined Flood Zone 1 and partially 2.

7.9 Taking into consideration the historic use of the site for the same purpose and previous flood risk assessments produced it is not considered that there is any material change. The site would not be used for habitable purposes and there would be no additional built form or change to the existing built form of the site. The continued use of the site for a further seven years would not therefore result in an increased flood risk that would warrant refusal.

8 Conclusion

8.1 Having regard to the above information it is considered that a further temporary permission for seven years for use by the Storehouse Lake Angling Association would be acceptable and would not result in unacceptable harm to the character of the area, nature conservation or result in an increased flood risk. It is therefore recommended to grant a further temporary permission to run alongside the likely extended lease period for seven years.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01069 subject to the following conditions:

- 1 This permission shall be for a limited period of seven years expiring on 31 December 2021, on or before which date the portacabin club house and two storage containers, along with the boats and trailers kept on site shall be permanently removed from the site unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The structures and equipment are of a type not considered suitable for permanent retention and having due regard to policy CS16 of the Havant Borough Local Plan (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:

Location Plan - Storehouse Lake Angling Association (SLAA) - scale 1:1250
Site Block Plan - scale 1:200 - dated 04/10/2014

Reason: - To ensure provision of a satisfactory development.