
Site Address: Northney Marina, Hayling Island
Proposal: Use of land as external events area. (Renewal of temporary consent APP/11/00935).
Application No: APP/14/00408 Expiry Date: 11/06/2014
Applicant: Marina Developments Ltd Team: Team 1
Agent: Canford Cliffs Architects Case Officer: David Eaves
Ward: Hayling East

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

- 1.1 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 north, with a car park beyond 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.) Permitted June 2011 - Temporary consent until 30th June 2014

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

3 Proposal

Use of land as external events area. (Renewal of temporary consent APP/11/00935).

4 Policy Considerations

National Policies

National Planning Policies Framework

Core Strategies 2011 forming part of the HBLDF

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
DM9 (Development in the Coastal Zone)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency:

we have nothing further to add to our previous consultation response on this proposal APP/11/00935
(Previous Response)

No objection. The land is currently considered to have a low probability of tidal flooding, however sections of the access road serving the site are located within flood zone 3. While the proposed temporary events area is unlikely to increase the overall flood risk at the site, the applicant is strongly advised to enrol in the EA's floodline warnings direct system.

Development Engineer:

No adverse comment

Environmental Health:

No comments received

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.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Landscape enhancement opportunities may be provided by 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: 37

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1 (NE Hayling Residents Association)

Summary:
No objection

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/character of the area
- (iii) Flood risk issues
- (iv) Effect on protected species
- (v) Effect on neighbouring sites

(i) Principle of development

7.2 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/character of the area

7.3 The proposed events area is located to the south of the existing marine services building and adjacent to dry berth areas for boat storage. Although the site is within the AONB the use of the area will be seen in context of the existing marina buildings and activities and is considered to have a limited and acceptable impact on the character and appearance of the AONB.

(iii) Flood risk issues

7.4 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

7.5 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

7.6 Having checked the acolaide record there is no evidence of complaints being received in relation to the use and no comments have been received from Environmental Health. Therefore the continued use of the site is not expected to have a detrimental impact on the neighbouring Langstone Hotel or residential properties beyond the marina complex.

8 Conclusion

8.1 In conclusion, the proposed temporary consent is considered to be acceptable in principle. The impact on the AONB and character of the area is considered to be limited and acceptable. The development is acceptable in terms of flood risk and

protected species. There is no evidence that the previous temporary uses have raised issues for neighbouring uses or residents. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/14/00408

(A) subject to the following conditions

- 1 This permission shall be for a limited period expiring on 1st July 2017, on or before which date the use of the land for events shall be permanently removed from the site and the land shall be restored to a storage area unless the prior written 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 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:

Design and Access Statement April 2014
Location and Site Plan Drawing Number 12

Reason: - To ensure provision of a satisfactory development.