
Site Address:	Hayling Island Sailing Club, Sandy Point, Hayling Island, PO11 9SL		
Proposal:	Erection of steel storage lockers for windsurf equipment.		
Application No:	APP/13/01062	Expiry Date:	20/12/2013
Applicant:	Mrs C Letten HISC	Team:	Team 1
Agent:	Mrs C Letten HISC	Case Officer:	Sally Smith
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within the complex of Hayling Island Sailing club. There is a large shed to the immediate south east of the application site and dunes to the northwest and south west. The lockers are largely completed - just requiring completion of the roof material. A retaining sleeper wall has been erected on the north west side; this is under 2m in height.

2 Planning History

The site has a number of histories under the series 56332 but nothing of relevance to this particular area.

3 Proposal

- 3.1 The proposal is for 38 windsurf storage lockers which are largely complete. Maximum height of 2.9m constructed of galvanised steel mesh sides with doors to each locker. The eaves are wooden cladding and it is proposed to finish the roof with coated steel roofing to match the shed which is adjacent.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
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, Planning Liaison - South Downs

No bespoke comments to make

Chichester Harbour Conservancy - No objection but asked that external materials be negotiated. (Comment - The majority of the lockers are built and the roof is to match the adjacent shed so proposals which were clarified by the amended plan are considered acceptable).

Natural England Government Team

No objection with respect to impact on statutory nature conservation sites and no objection with respect to protected landscape of the AONB but advised to consult Chichester Harbour Conservancy.

Hampshire Biodiversity Information Centre - A priority habitat with coastal vegetation.

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 relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact on the Landscape Character of the AONB
- (iii) Impact on Nature Conservation Interests
- (iv) Flood risk considerations

- (i) Principle of development

7.2 The site is within the complex of the Sailing Club and its acceptability will depend on the considerations of its impact on the landscape and nature conservation interests.

- (ii) Impact on the Landscape Character of the AONB

7.3 The site is tucked between the large shed and existing dunes and cannot be readily seen unless directly in front of the lockers on the north eastern side. There is no wider impact and Chichester Harbour Conservancy have not objected. The proposal is

considered to be acceptable under policies CS16, CS12, DM8 and DM9.

(iii) Impact on Nature Conservation Interests

- 7.4 The site is within the Sailing club complex and the lockers are located within an area that was previously used for dinghy storage. Whilst a sleeper retaining wall has been erected the impact on the dunes is limited and Natural England have raised no objection with respect to the protected sites. The proposal is considered acceptable under policies CS11, and DM9.

(iv) Flood risk considerations

- 7.5 As the proposals provide storage of windsurfing equipment there are no direct flooding concerns and the Environment Agency have made no specific comments. So whilst it is in Flood Zone 2 the development is considered acceptable under Policy CS15.

8 Conclusion

- 8.1 The proposal is considered a minor development that has no adverse impact.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01062 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents

Site Plan
Ordnance survey 1:2500 plan
Photos 1 and 2 of Lockers
HISC Windsurfer Locker Plans

Reason: - To ensure provision of a satisfactory development.