

Chichester Harbour Conservancy

APP/13/00981

www.conservancy.co.uk

HOWARDS, MILL RYTHE LANE, HAYLING ISLAND, PO11 0QG

Change of use of the southern 45% of Howards Yard to use as mixed storage with associated lighting to be used with and accessed through Hayling Yacht Company.

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS2, CS12, DM3: Havant Borough Local Plan. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

The site is located on Mill Rythe Lane, adjacent to Hayling Yacht Company, close to the foreshore and set in a rural area between the northern and southern parts of the island. The site comprises a large metal clad industrial building and hardstanding area enclosed by a 3.8m high security fence. The site has been used as a car dismantling and scrap metal site.

The proposal is to divide the site into two parts; the northern part is subject to a separate planning application, but this southern part would be used as open storage for use by the adjoining Hayling Island Yacht Company.

Although the previous use of the site was contained in the landscape by trees and fencing, the proposed use is considered more appropriate and sensitive to the landscape of the AONB and will benefit the Yacht Company with additional storage space. Whilst masts from stored boats will be visible in the wider landscape, it is not considered that this would be harmful to the landscape given the location of the site and the existing visible masts at the Yacht Company site.

The applicant is proposing some floodlighting which has implications for visual impact and wildlife, particularly bats. The applicant has not specified how the floodlights would be used, but if the use is restricted to working hours that are agreed and made conditional, then there would likely be minimal impact both in terms of visual intrusion and implications on protected species. Additional information regarding the floodlights and shrouding the lamps to reduce overspill of light is being sought but the additional conditions are proposed.

DATE CONSIDERED

02/12/13

CONSIDERED BY

Chichester Harbour Conservancy Planning Committee

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application but requests that the following matters are taken into consideration:-



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- The use of the site shall be strictly for the use as described in the application and for no other purpose unless previously agreed with the Local Planning Authority and hours of operation shall be between 6AM and 6PM.
- Floodlighting of the site shall only be between 6AM and 6PM.