HISC Planning Application 2025 – Overflow Car Park, Sandy Point, Hayling Island – APP/25/00056

1. No objection in principle to an extension of the period from 28 nights to 40 nights but subject to strict observance of the planning conditions.
2. Might be statutory limitations that impact the 28-day limit.
3. Object strongly to the proposal to make the permission permanent.
4. History of failures to comply with conditions.
5. Incidence of failure to observe TPO and other requirements on adjoining land.
6. As a members' club there is no continuity of accountable management and therefore no guarantee of future compliance.
7. Increased popularity of the Sandy Point area is creating pressures, especially incidence of wild fires.
8. Evidence that the Applicant's acquisition of adjoining land has created new financial and other pressures that it appears render it unable or willing to comply with its duties to its neighbours.

9. No objection in principle to an extension of the period from 28 nights to 40 nights but subject to strict observance of the planning conditions, including in particular condition 2 and conditions 4 to 7 inclusive.
10. It is noted however that the planning authority itself has previously referred to the Caravans Act and other relevant limitations which it is believed were the rationale for the original conditional grant for 28 days. These continue to apply.
11. The Applicant's acquisition of the freehold reversion to the car park land edged red on the Plan is not relevant in the context of its use of the site for planning purposes. However, the Applicant's acquisition of the adjoining land coloured blue on the Plan, the increased popularity of the Sandy Point area to the wider public and, unfortunately, increasing incidences of hazardous fires on the adjoining land (posing a risk to the neighbouring properties) may well be relevant. The Applicant's apparent inability to have due regard for the safety and quiet enjoyment of neighbouring properties is relevant in the context of compliance with conditions.
12. Object strongly to the proposal to make the permission permanent.
13. Whilst the Applicant says there have been no objections over the last 5 years, during prior periods there were frequent breaches including a period of use when the permission had lapsed.
14. More recently, there has been an improvement and in general the Applicant has observed the Management Plan. That said, there have been breaches of condition in the last 5 years (albeit minor) as follows:
    a. There have been years when the 28 days have been exceeded.
    b. There have been occasions when vehicles have been left overnight outside the 28 days.
    c. There have been vehicle movements outside the permitted hours, i.e., during night time.
    d. There have been occasions when "stealth" caravans (adapted vans) have been allowed to park overnight, and these have been used for sleeping in breach of the permission and the Caravans Act.

e. On several occasions the Applicant has widened the gap in the protective bund and used the land beyond the car park for temporary parking of trailers in breach of permitted use for that land.

15. [redacted] have not objected to the above in a spirit of cooperation and on the basis that to date the breaches have been relatively few and minor. Nevertheless, the Applicant has not always complied with the Conditions of the current permission.
16. Further, since acquiring the additional land mentioned in the Application, the Applicant has undertaken tree felling and other work in woodland the subject of a general TPO without the necessary approval. This demonstrated a disregard for planning and TPO requirements.
17. Generally, it is believed that the Club is mindful of its duties and endeavours to comply. However, by its nature as a members' club, the Applicant is dependent on part-time volunteer officers (who are elected for relatively short terms) and a small number of senior full-time managerial staff (whose principal focus is to run the sailing activities). There is no continuity. This means that whilst over the last five years the Applicant has been generally well managed, there can be no guarantee that it will continue to be as well run in the future. Over the last 6 years, there have been at least 4 general managers, the most recent of whom has just resigned.
18. Although not the subject of the current application, strong objection to any application to extend the permission to allow for longer term storage of any kind. The nature of the original approval was for a temporary/exceptional licence in the context of land in an Area of Outstanding Natural Beauty and of Special Scientific Interest. There were numerous objections from The Harbour Conservancy and from visitors from further afield when the first permission was allowed to expire without renewal and when the Applicant sought to correct the position.
19. It is believed that the Applicant is aware of a groundswell of opposition to the extension of its activities. In this context, it is noted that the current application has not been the subject of a public notice in the vicinity of the site.