REF. NO. C/11/69243

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Application to extend the time to implement extant temporary planning permission ref: 16329/31 for the siting of 2no. single storey units (123.8sqm), following demolition of existing buildings Mercury Marina Satchell Lane Hamble-Le-Rice Southampton SO31 4HG

SITE VISIT DATE – 27/7/11

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The units will replace three existing single storey building already on site.
SITE AREA	830 square metres
TOPOGRAPHY	Land slopes down towards the water
TREES	Landscape strip with some trees along the South Western side of the site.
BOUNDARY TREATMENT	Fairly open although there is some 2m high close boarded fencing to the rear.
SITE CHARACTERISTICS	A collection of single storey office buildings.
CHARACTER OF LOCALITY	A small office/ industrial area for maritime uses based next to the water front.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
16329/31	Construction of 2 single storey units (238m2 gross floor area) following demolition of existing buildings.	Permitted 9/8/01 (due to an unusual condition the application is still in time.)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Engineering & Transportation	No objection to extended time limit. I would suggest improvements to the marina access road off Satchell Lane are undertaken by making up the eroded verge areas along north side with stone. Not sure what DC's were previously requested, but current base figure of £638.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	No objection
Hound Parish Council	No objection
Biodiversity	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Countryside River Corridors Boatyard Site

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 17.CO, 59.BE & 124.E
Supplementary Planning Guidance: Residential Amenity in the Borough of Eastleigh

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1 - Delivering Sustainable Development
PPS 4 - Planning for Sustainable Economic Growth

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

Noted. The access road improvements can not be conditioned as part of this application.

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

To be secured via an upfront payment

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Policy 17.CO
Proposals to alter or redevelop existing authorised commercial, industrial or storage sites outside the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

urban edge will be permitted provided that the development meets all the following criteria:

i. it is for a use, and of a design, scale and lay-out which is in keeping with its surroundings and it is to be constructed in appropriate materials; and

ii. it would not result in a significant increase in traffic generation associated with the site.

Policy 124.E

At boatyard and marina sites on the River Hamble, (as shown on the proposals map) in-order to protect the character of the river and its environs and to safeguard waterside sites for boatyard uses, the Borough Council will permit development associated with boat building, fitting out, maintenance and repair of boats and ancillary uses, provided that it does not:

i. jeopardise the safety and ease of navigation on the river or have a detrimental impact on the regime of the river;

ii. adversely affect a special area of conservation, special protection area, site of special scientific interest, site of importance for nature conservation, nature reserve, or other areas of nature conservation, as shown on the proposals map;

iii. conflict with the character of the river and its environs by virtue of the uses proposed, location, layout, scale, design or materials;

iv. cause a reduction of water quality.

Assessment

The application is for two new temporary office buildings to replace four smaller units. The buildings are located within a small industrial area on the waterfront and will be reserved for maritime related uses. The application was first considered in 2001 and there is an extant temporary 10 year permission on the site.

The temporary office buildings will be single storey constructed from steel frames with sheet cladding and concrete slabs. The buildings will not look out of place alongside the mixture of existing single storey industrial/ office buildings. The industrial area is located at the end of a long access road and is mostly hidden from view behind the tree screening. The buildings replacement buildings with the small gain in floor space (26m2) are unlikely to result in a significant increase in traffic generation. The buildings should not affect the adjacent landscape strip in terms of trees or wildlife and will not impact on the River Hamble.

The proposal is considered to comply with relevant Development Plan.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSIONS

Recommend Temporary Permission is granted. This will be for 3 years which is standard for a temporary permission.

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