REF. NO. F/15/77616

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of detached single storey office/storage building Port Hamble Marina Satchell Lane Hamble-Le-Rice Southampton SO31 4QD

SITE VISIT - Yes

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above to provide permanent office/storage accommodation in place of existing temporary buildings.
SITE AREA	0.02ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The site is relatively flat and level in the vicinity of the proposed development.
TREES	No trees will be affected by the proposals.
BOUNDARY TREATMENT	The development will be situated within the north-eastern corner of the existing car park which is not screened in any way, with only post and chain fencing along the boundary with the access road immediately to the north.
SITE CHARACTERISTICS	The site forms part of an established marina development with a mixture of office, retail and other marine related uses.
CHARACTER OF LOCALITY	Busy marina development with the Crowsport residential estate directly to the north of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/71593	Erection of detached single storey office/storage building (same plans – expired application)	PERMIT – 6th December 2012
F/04/51914	Temporary siting of portable building and storage container to provide office and storage facilities during construction works to Control/Facilities building	TEMPORARILY APPROVE – 11 October 2004
X/05/53415	Relief of condition 2 relating to permission F/04/51914 to extend the period of consent for temporary siting of portable building and storage container during construction works to the control/facilities building	PERMIT – 18 April 2005
X/08/63931	Temporary siting of portable building & storage container for 2 years (ending 2010)	TEMPORARILY APPROVE – 15 December 2008
F/10/67727	Retention of temporary building & storage container	TEMPORARILY

THE SITE AND ITS SURROUNDINGS

	for 2 years (ending 31 December 2012)	APPROVE – 04 November 2010

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
11 & 12 Crowsport	Objection to the proposal on the following grounds: • The current proposal and marina/ boat yard are very different from the promenade that the council promised in the 1950's. • Devaluation of nearby residential properties. • Proposal and other development making the marina more industrial and leading to further noise, disturbance and light pollution from industrial uses and service vehicles. • Proposal is not in keeping with existing stores. • Submission does not mention access, use of building or working hours.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	No response (although the Parish Council did not object when they considered the same scheme in 2012).

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built Up Area Boundary Established Boatyard River Corridor Environment Agency Flood Zones 2 and 3 HRA 200m screening buffer

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 39.ES (River Corridors), 59.BE (Promoting Good Design), 100.T (Transport and New Development), 104.T (Parking) & 124.E (Boatyards).

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, Policies DM1 (General Criteria for New Development), DM4 (Flood Risk), DM18 (Boatyard and Marina Sites on the River Hamble), DM23 (General Development Criteria – Transport), DM24 (Parking)
the Submitted Local Plan comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

N/A

COMMENT ON REPRESENTATIONS RECEIVED

A number of the comments were made by the occupiers of Nos 12 & 13 Crowsport concerning both the present and historic usage of the site as a whole. In determining this application consideration can only be given to the details and impacts of the specific development proposed. The principle of the usage of the site as a boatyard and for related marine uses is established and the site is designated for such purposes within the Development Plan. The issue regarding the devaluation of nearby residential properties is not a material planning consideration.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not considered to be applicable to this application as they were not sought for the same permitted development in 2012.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Proposal and Context:
The proposal is an exact resubmission of a previous unimplemented full planning permission which expired on 6th December 2015 (F/12/71593). The application is for the erection of an office/storage building for a marine related business that is currently operating from temporary units within the wider boatyard site. The proposal will replace an existing storage container.

Principle:

The site falls within an identified boatyard and industrial premises outside of the urban edge. Saved Policy 124.E (DM18) states that at boatyard and marina sites on the River Hamble, the Council will permit development associated with boat building, fitting out maintenance and repair of boats and ancillary uses, provided it that it does not jeopardise river navigation; adversely affect nature conservation; conflict with river environs; or reduce water quality. The use of the proposed development will be in line with such activities, and subject to detailed issues and compliance with the relevant development plan polices, it is considered to be acceptable in principle.

Impact on the character of the area and the amenity of neighbouring uses

Saved Policy 59.BE (DM1) requires development to be appropriate in design, mass and scale to both its context and neighbouring uses; the development proposed is considered to comply with these requirements for the following reasons:

The proposed development is considered to be acceptable in terms of its size, scale and design and is preferable to the existing storage container on site. The building is of a permanent construction and is in-keeping with the existing small detached building to the immediate north of the site. The building

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

has a relatively modest footprint and its 5m height is not considered to be excessive bearing in mind that of the neighbouring building. It is recognised that the floor level of the building needs to be raised from the ground to mitigate flood risk. The building is also considered to be appropriately sited, being in a similar position to the storage container and temporary structures which were previously on the site.

The proposed development is situated at a significant distance from the residential properties in Crowsport to the East of the site. Accordingly it is not considered that there will be any detrimental impact caused to the amenity of the occupiers of these properties as a result development, particularly taking into account the existing boatyard uses.

Flood risk

The application site falls within Flood Zones 2 and 3 and has been identified as being at risk of flooding from Tidal Models/surges. Accordingly the applicant has submitted a Flood Risk Assessment (FRA) taking account of this issue as part of the planning application. Policy DM4 of the Pre-Submission Eastleigh Borough Local Plan 2011-2029 sets out the requirements for developments within areas at risk of coastal flooding as defined by the Environment Agency. The FRA demonstrates that the development can be accommodated with an acceptable degree of safety, it will not damage or inhibit existing flood defence and flood risk management structures or worsen flooding on the site or elsewhere. Flood risk management measures in the form of the raising of the floor level of the office part of the building have also been incorporated into the proposals.

Access

With regards to highway issues, the application is considered to comply with Saved Policies 100.T (DM23) and 104.T (DM24) in that it has safe and convenient access to the road network and is sited close to, or is well served by, public transport, cycling and walking; and, adequate parking is available on site to serve the development proposed.

Ecology

The development falls inside the designated zone of impact HRA (Habitat Regulations Assessment). However, screening was not required due to the size of the development and the current use of the site. The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). There are no concerns with regards to nature conservation issues or with regards to any impact on the river corridor. The development is therefore considered to comply with Saved Policies 39.ES and 124.E (DM18).

Conclusion

Overall, the applicant has demonstrated that there is a need for permanent accommodation of the nature proposed and the development, for the reasons stated above, is considered to comply with the relevant Development Plan policies and associated supplementary planning documents/guidance.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are

not considered to affect the recommendation put forward.

CONCLUSIONS

Recommend Permit