REF. NO. F/15/76445

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Siting of storage & office accommodation (portable units) for temporary 3 year period Mercury Marina Satchell Lane Hamble-Le-Rice Southampton SO31 4HQ

SITE VISIT - Yes

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for one modular building (33.5m2) and one storage container (41m2) to be sited at the entrance to Mercury Marina. The proposal will be used by boat servicing business and will provide a small office facility and secure storage for detachable boat fittings/ maintenance equipment. The business currently operates a mobile servicing with the office/ storage facilities off site.
SITE AREA	250m2
TOPOGRAPHY	Site is relatively flat, although wider area gently slopes downwards to water's edge.
TREES & BOUNDARY TREATMENT	There is a dense row of conifer trees positioned along the sites western boundary.
SITE CHARACTERISTICS & CHARACTER OF LOCALITY	The proposal would be situated in the boat storage area/ car park that serves Mercury Marina. The area is completed concreated and there is available capacity for the proposal. There is already one portable office building at the far end of the car park which serves a marine related business.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/04/52793	Proposed siting of portable building and for office use	Refuse 28/1/05
F/05/53715	Proposed siting of portable building for office use (amended location)	Permit 8/6/15

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF CONTENT
Hamble Parish Council	It was resolved to advise the Officer that in principle the Council is against repeated renewals of temporary planning permissions and believe planning applications for permanent structures should be submitted.
Pipeline	We can confirm that your proposal will not directly impact upon our client's apparatus as shown on our plan detailing the approximate location of the pipeline.
Biodiversity	This site is within close proximity to the Solent Maritime SAC

REF. NO. F/15/76445

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF CONTENT
	designated for its coastal and estuarine habitats. Although I have no objections to the siting of storage and office accommodation as it is to be placed on existing hard standing to ensure no impact on the designated sites assurances should be sought that no earth movement will be required as part of the process. Providing the portable units can be sited without earth movement there should be no ecological impact.
Trees	I can confirm that I have no arboricultural concerns therefore raise no objection.
Hamble River Valley Forum	No response
Bursledon Parish Council	No response

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary HRA Screening 200m buffer Boat yard site

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE & 124.E

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 & DM18 (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

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

COMMENT ON CONSULTATION RESPONSES

Noted and relevant conditions will be applied.

COMMENT ON REPRESENTATIONS RECEIVED

REF. NO. F/15/76445

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

None

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 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Policy 124.E covers boatyard and marina sites on the River Hamble. It states that 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

Principle

The proposal is for a boat servicing business that requires a small office and storage facility close to the boat storage area and marina. The marina is currently able to offer berthing, transfer and boat storage facilities but has no available support accommodation for this business. Accommodation within the adjacent industrial area has been considered, but this is detached from the marina without a direct connection to the boatyard and therefore does not meet the business needs. Currently the business operates a mobile servicing unit that is based offsite, but this is not cost effective or efficient. The proposal is for a temporary three year period as the applicants preference remains to secure a permanent addition to the site (dependant on commercial funding).

The proposal facility will be used for servicing boats which contributes to the range of facilities available at the marina and the marina's viability. As such the principle of the development is considered acceptable in accordance with Policy 124.E.

REF. NO. F/15/76445

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Other considerations

- The proposed porta cabin and storage container, although not an attractive addition to the site, will be mostly hidden behind the row of mature conifer trees so will not be easily viewed from outside of the site. Porta cabins/ storage facilities are found within some marinas and there are examples of these within the wider Mercury Marina site. The proposed facilities will represent a modest addition which will fit in acceptably with the large boat/ car park.
- There is space within the large boat/ car park to accommodate the new buildings without jeopardising the level of car parking available. The proposal is unlikely to generate significant new vehicle trips as the mobile business already operates from the site and trips are likely to be combined with other uses on the site.
- The proposal is not near any dwellings and will have no impact on residential amenity.
- The proposal is located on an existing area of hard standing. No ground works are proposed and so there is not considered to be an impact on nature conservation, nearby trees, navigational safety or water quality.
- The site and nature of the proposal means it is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was/ not required for this development that falls inside the designated zone of impact.

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