MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/16/79138

DESCRIPTION/ ADDRESS	Erection of 8no. 6m flagpoles Mercury Marina Satchell Lane Hamble-Le-Rice Southampton SO31 4HQ

SITE VISIT DATE	07/10/16			
ARE PLANS ACCURATE?	x	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	x	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes 8no. 6m flagpoles to the front of the site and set further within the site. Following the site visit it is noted that the flagpoles are already positioned on the site.					
TOPOGRAPHY	x	Level		Sloping …..		Other …
TREES	x	No		Yes, …..		
BOUNDARY TREATMENT	Low open fencing					
SITE CHARACTERISTICS	The application site is part of the wider marina site, the flag poles are located on the access road serving the marina, caravan park and boat park.					
CHARACTER OF LOCALITY	The area is rural in character and the marina is screened from Satchell Lane.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72182	Upgrading and improvement of existing access road and new soft landscaping	Permit 08/05/2013
F/09/65685	Upgrading and improvement of existing access road and new soft landscaping	Permit 03/02/2010
F/05/55863	Upgrading and improvements to access road to include widening and alterations to junction with Satchell Lane	Permit 25/08/2006
Z/16329/030/00	Variation of condition 1 of planning permission 16329/21 to extend time period for further 5 years for access road improvements	Permit 03/01/2001
Z/16329/021/00	Access road improvements	Permit 15/11/1995

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble-le-Rice Parish Council	The Council asked to point out that this is a retrospective application as the flag poles are already in place. It was resolved to leave the decision with the Planning Officer
Head of Transportation and Engineering	No objection – The flag poles will not obstruct visibility

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary River corridor Hamble airfield, safeguard site – sand and gravel extraction

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

Eastleigh Borough Local Plan Review (2001-2011) 1.CO, 59.BE
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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
Policy DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

The site is not located within a character appraisal area

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 56 of the National Planning Policy Framework states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, nature conservation, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

x	See below		Other……

COMMENT ON REPRESENTATIONS RECEIVED

	See below	x	None received

PLANNING OBLIGATION/CONSIDERATIONS

N/A

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."

Principle

The application site lies within an area of designated countryside where Saved Policy 1.CO of the Eastleigh Borough Local Plan Review 2001-2011 (the Local Plan) seeks to protect the countryside from unnecessary development in recognition of the importance of the countryside to agriculture, the landscape, the setting of settlements, for recreation and for nature conservation, as well as to protect the countryside for its own sake and prevent undue harm to its intrinsic character.

Saved 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, a satisfactory means of access and layout for vehicle's, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Impact on the character of the area

The application proposes 6no. 6m flagpoles along the access road where it joins Satchell Lane. Two further 6m flag poles are proposed further into the site along the access road. Following the officer's site visit, it is noted that the flag poles have already been erected on the site. The two flag poles further into the site also had flags attached to the poles and therefore an informative will be attached to inform the applicant that separate advertisement is required for the flag advertisements.

The two flag poles positioned further into the site are positioned against existing fencing on the entrance to part of the marina where cars and boats are parked. It is considered that wider views of the flag poles would be limited and the proposed flag poles are not considered to impact on the character of the area or the intrinsic character of the countryside.

However, the flag poles positioned to the front of the site are in a more prominent location. Satchell Lane is generally rural in character and is lined with trees and low open fencing. The entrance to the marina has signs for the marina and the caravan park with views of the caravan park buildings positioned behind the tree line. It is considered that the flag poles positioned along the entrance to the site would be excessive and viewed against the open field and open fencing. It is considered that they would be overly prominent in this location and out of keeping with the rural countryside location of the area. The proposed flagpoles are therefore considered to be out of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

keeping with the character of the area and conflicts with Policies 1.CO and 59.BE of the Local Plan.

Impact on residential amenity

Due to the location of the proposed flagpoles they are not considered to cause material harm to the amenities of the neighbouring properties. The proposal is therefore considered to comply with Policy 59.BE of the Local Plan in this regard.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The recommendation is to refuse.