

DELEGATED OFFICER REPORT

Application Ref: F/23/96543

Site Address: MERCURY YACHT HARBOUR AND HOLIDAY PARK, SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HR

Case Officer: Alexandra Stone

Description: Erection of 4no. bell tents on a seasonal basis (between May and September inclusively). Retention of 4no. timber bell tent platforms and barbecue area (retrospective).

Particular Site Constraints?	Yes ☒	No ☐
- Countryside		

Planning History?	Yes ☒	No ☐
Z/16487/001/00 – Permit – 20/04/1982 Use of land as a caravan site Z/16487/011/00 – Permit – 30/09/1997 Relief of condition 5 of planning permission 16487/1 to allow caravans to be used as “holiday accommodation”.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	<u>Objections</u> <u>14 Park Royal (Summarised):</u> The platforms for the bell tents are close to the park homes, concerns regarding the sound and smells. Asks that the times for BBQ restricted and no music or amplified sounds allowed. <u>Jan McFadden (Summarised):</u> Visual impact, loss of outlook. Intrusion of privacy due to users looking into properties. Noise and smells from BBQ. <u>Jan Collins (Summarised):</u> Takes away privacy, platforms very close to boundary fencing. When tents are erected would spoil the view as above fence height <u>Officer comments:</u> The proposed is on slopped ground with adequate boundary treatment, therefore unlikely to cause a loss of outlook. The platforms are wide enough for the tent and not to be used as a patio area so unlikely to be stood/ sat on for extended periods of time.		
Parish Council:	No Comments Received		
Ecology:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out on 10 th January		

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), S5 (Countryside), S7 (the Coast), DM1 (General development), DM11 (Nature Conservation), DM18 (Extension and replacement of non-residential buildings in the countryside), DM20 (Boatyard and Marina sites on the River Hamble) and HA2 (Mercury Marina and Riverside Camping and Caravan Park).

Supplementary Planning Documents:

Quality Places;

Proposal:

The description for the application includes the erection of 4no. bell tents to be used on seasonal basis (between May and September). However, the site has already been granted permission for the use of a holiday and caravan park use, therefore the mix of caravans and camping would be consistent with the proposed use. As the Bell tents are to be in situ on a seasonal basis and not a permanent structure, this could be implemented under Permitted Development and therefore does not require planning permission.

As such, the planning application is to only consider the retention of 4no. timber platforms in which the bell tents would be situated and the barbeque area in the centre.

Assessment:**Principle**

This site is located within the Countryside, where the types of development are controlled by Policy S5. Criteria c of this policy allows for new tourist development within the countryside, primarily through the re-use of buildings. While the proposal does not involve the re-use of an existing building, it is within the boundary of an established holiday park and would not create new standalone development within the countryside.

Furthermore, the site is covered by area Policy HA2 which sets out the criteria for redeveloping Mercury Marina and Riverside Camping and Caravan Park. Criteria iii looks for the site to retain and, where feasible, enhances the existing amount and mix of holiday accommodation within the site. The current application for the retention of the bell tent platforms and barbeque goes a little way to achieving this aim by adding to the amount and mix of holiday accommodation on the site. As such the principle of the development is considered acceptable

Policy DM18, Extension and replacement of non-residential buildings in the countryside: The extension or replacement of non-residential buildings in the countryside will be permitted, subject to the general development criteria and transport policies of this Local Plan and provided that:

c. the extension or replacement building would not have an urbanising effect on the countryside in terms of its density, scale, massing, layout and height;

Character and Appearance and Impact on the Countryside

The application site is located within the Northern edge of Riverside Park and South of Mercury Yacht Harbour, falling within the countryside. Due to the topography of the site, the development is proposed on the lower part of slopped ground with fencing to the boundary. Surrounding the site are holiday homes, trees to the boundary of the Marina, a log cabin and parking.

The proposed platforms are sited on the lower part of the ground level to the mobile homes adjacent and no higher than the highest part of the ground in which they lay. The design of the platforms and bell tents are suited to the site in terms of its form, scale and appearance. The platforms and barbeque are small scale structures that would not be readily visible from outside of the site and would not have an urbanising impact upon the surrounding countryside.

Residential amenity

When the site is in use, the platforms would house the bell tents and would not be wide enough to use as patio area or walkway, therefore unlikely to cause overlooking, in addition, there is adequate boundary treatment with fencing and the sloped ground would elevate this alongside the fact the tents would not have any windows to them facing the properties. There will be no unacceptable impact on the amenity of the neighbouring caravans in terms of loss of privacy, light or outlook.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...