

P/15/0024/FP

JOHN WILLMENT MARINE LTD

SARISBURY

AGENT: LYMINGTON
TECHNICAL SERVICES

ADDITIONAL DRY STACK FACILITY & ALTERATIONS TO ACCESS & CAR PARKING LAYOUT

UNIVERSAL MARINA CRABLECK LANE SARISBURY GREEN SOUTHAMPTON SO31 7ZN

Report By

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Site Description

This application relates to the Universal Marina site which lies on the banks of the River Hamble to the west of Crableck Lane. The site is located within the countryside and is designated as an established boatyard on the inset maps of the local plan review. Access is via Holly Hill Lane and then along Crableck Lane which is a private road. The site of the proposed dry stack is currently used for ground level boat storage during the Winter months and informal car parking during the Summer.

Description of Proposal

Planning permission is sought for the erection of an additional dry stack for the storage of up to 64 boats. The dry stack would be constructed from galvanized steel sections and would be bolted to concrete bases which form the foundations. The structure would have no sides or roof. The dry stack facility would measure 49.4 metres in length, 4.9 metres in depth with a height of 10.5 metres.

The siting of the dry stack would necessitate alterations to the access drive within the marina and the current parking arrangements.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

Development Sites and Policies

DSP19 - Boatyards

Fareham Borough Local Plan Review

E11 - Boatyards

Relevant Planning History

The following planning history is relevant:

P/07/1483/FP

**PROVISION OF DRY STACKING FACILITY FOR APPROXIMATELY
48 BOATS**

PERMISSION 20/12/2007

Representations

One letter of objection has been received raising the following concerns;

- This application may be minor but sixty extra boats equates to 60 extra cars and traffic movements on the lane;
- In the last 10 years considerable development has taken place on the site which now homes approx. 30 companies all of which generate increased traffic, waste and need for parking
- Is there adequate parking on the site for all these businesses and birthholders?
- The ongoing excessive development has resulted in unacceptable increases in traffic detrimental to highway safety
- Vehicles are reversing blindly on to the public highway due to difficulty passing
- Excessive vehicle speed
- The access road has inadequate road signage and markings
- Irrespective of whether the road is private someone needs to take responsibility and ensure the safety of all road users

One letter of support has also been received from a business located on the marina site.

Consultations

Director of Planning and Development (Highways) - Given the poor standard of the road access to the site, I would not wish to see any material increase in vehicular activity associated with the boatyard. However, it is accepted that the stacking system is simply a more efficient use of the space, enabling easier access to small vessels and less movement of vessels than if all were stored at ground level. Consequently, no highway objection is raised to this application.

Planning Considerations - Key Issues

Principle of Development

Policy DSP19: Boatyards of the emerging Local Plan Part 2 states that further marine development at Universal Marina including extension and intensification, will be permitted, where it relates to boat building, repair, maintenance, fitting out, other ancillary uses or if it is necessary to maintain an existing use. This is subject to there being no adverse effect on; the built character of the area, traffic and parking problems, nature conservation/environmental interests, the special character of the coast when viewed from the land or water and public access along or to the coast.

Visual Impact on Character of the Area

The existing dry stack is located adjacent to a wooded buffer which provides a good degree of screening when viewed from the River Hamble and adjacent public footpath, particularly during the summer months. The proposed stack would be sited further in land behind the existing stack and although it would be visible to some extent from outside of the site it is not considered that it would be overly visually intrusive or detrimental to the visual appearance of the area.

Highways

It is not considered that the proposal would result in any significant intensification of vehicle movements along Crableck Lane. The dry stack facility would provide an alternative to the ground level storage which currently already takes place.

There is no objection to the proposed amendments to the alignment of the access drive

through the site and car parking arrangements. The level of on-site car parking provision is considered acceptable and there is also additional informal car parking available at the site in the areas where boats are stored.

Summary

It is not considered that the proposal would have any detrimental impact on the character of the area or highways matters and the proposal is considered acceptable in all other respects. The proposal complies with the relevant adopted and emerging local plan policies and is recommended for permission subject to conditions.

Recommendation

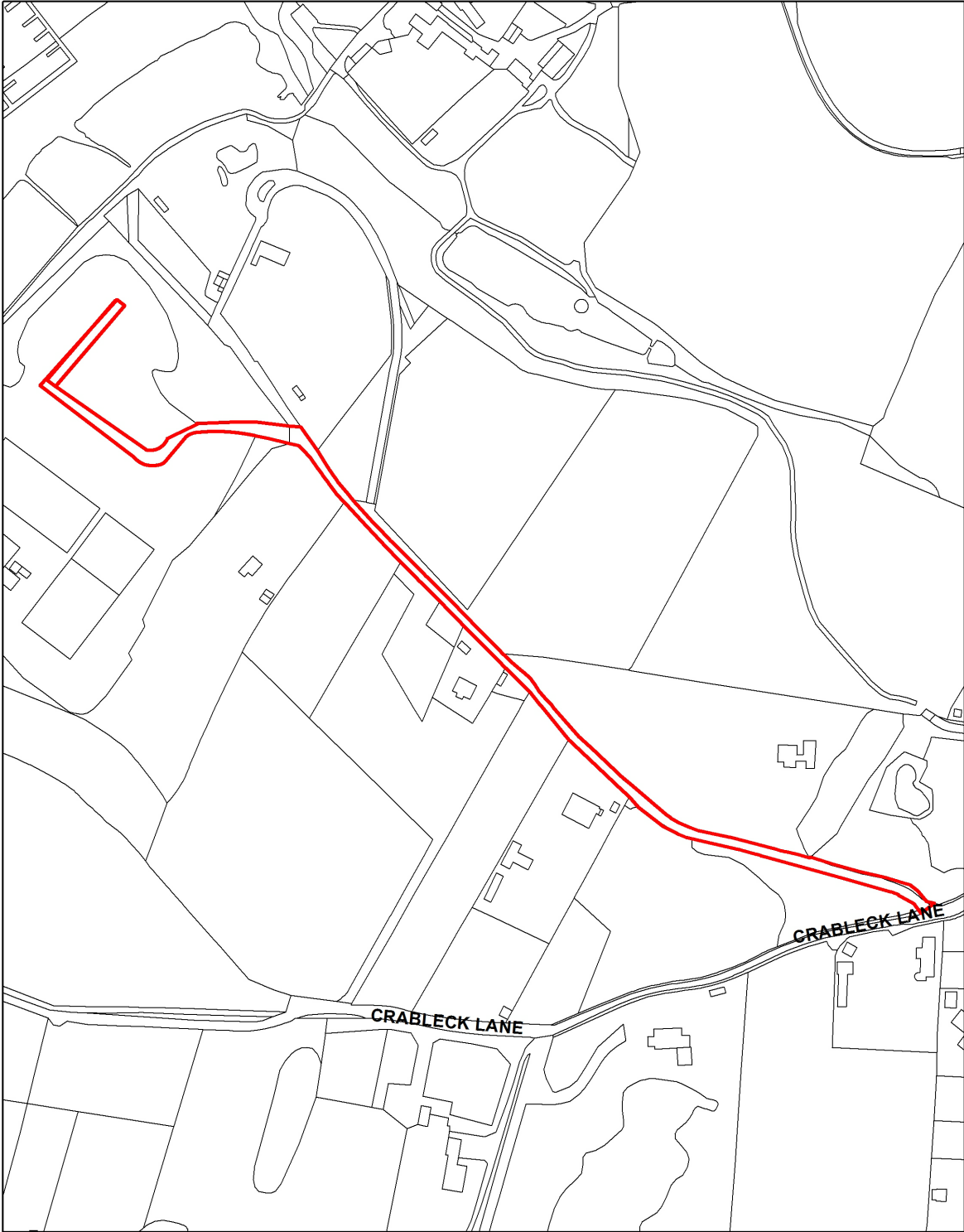
PERMISSION subject to conditions; Development within 3 years, Development in accordance with approved plans

Background Papers

P/15/0024/FP

FAREHAM

BOROUGH COUNCIL



Universal Marina
Carableck Lane
Scale 1: 2,500



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