

P/13/0691/FP

SARISBURY

PREMIER MARINAS LTD

AGENT: HAMILL DAVIES LTD

CONSTRUCTION OF NEW HOIST DOCK & LAUNCH PAD WITHIN THE CURTILAGE OF SWANWICK MARINA TO REPLACE EXISTING HOIST DOCKS, WITH MINOR MODIFICATIONS TO PONTOON LAYOUT

SWANWICK MARINA BRIDGE ROAD SWANWICK SO31 1ZL

Report By

Susannah Emery Ext 2412

Site Description

The application site is within Swanwick Marina which is allocated as a boatyard on the proposals map of the Fareham Borough Local Plan.

The application site is in close proximity to the Lincegrove & Hackett Marshes Site of Special Scientific Interest (SSSI). This SSSI is part of the Solent & Southampton Water Special Protection Area (SPA)/ Ramsar/Solent Maritime Special Area of Conservation (SAC).

Description of Proposal

Planning permission is sought for the construction of a new hoist dock and launch pad. Minor alterations are proposed to the current pontoon layout as a result.

Planning permission (P/07/0764/FP) was previously granted for the erection of a hoist dock in this location adjacent to the sheet piled river wall at the western end of the marina and alterations to the pontoon layout. The existing hoist docks are located at the eastern end of the marina and these would be decommissioned once the new dock became available for use. The relocated replacement facility forms part of the overall development of the Swanwick Marina site.

It is proposed that instead of constructing the dock within the curtilage of the land, as previously permitted, the dock would be situated within the water thereby reconfiguring the existing consented pontoon layout. The proposal would not increase the number of docks at the marina.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Fareham Borough Local Plan Review

C18 - Protected Species

E11 - Boatyards

Relevant Planning History

The following planning history is relevant:

**COMPREHENSIVE REDEVELOPMENT OF MARINA COMPRISING
RETAIL, BAR, RESTAURANT, OFFICES, BOAT YARD COMPLEX TO
COMPRISE WORKSHOPS, OFFICES AND STORAGE REVISED
MARINA LAYOUT & 49 DWELLINGS
PERMISSION 11/04/2008**

Representations

One letter has been received with the following comments;

- I wish to support the changes to the shoreside boat lift and its runways
- I also support the long pontoon along the down river side of the sheet pile wall
- I support the realignment of the projecting pontoon with the exception of the last 10 metres
- This extra 10m reduces the available space for vessels to turn in what is the last reasonably sized place before the A27 bridge
- Experience of boat owners who have moorings opposite shows that the existing space is not really adequate
- The number of collisions with craft at this point is high
- There is serious risk that a small craft would be crushed against the moored vessels opposite

Consultations

Natural England - Natural England advises that if undertaken in strict accordance with the additional details submitted, in particular the Project Method Statement within the submitted piling method statement and risk assessment, the proposal is not likely to have a significant effect on the interest features of the SSSI/SAC/SPA/Ramsar sites, either alone or in combination with other plans or projects. Conditions should be imposed to ensure that the works are timed and undertaken in a suitable way to minimise disturbance to over wintering and nesting birds.

River Hamble Harbour Authority - the River Hamble Harbour Officers have assessed this proposal for its impact on ease and safety of navigation and on the environment of the Hamble Estuary. No objection is raised subject to conditions relating to piling methods and timing. The proposal will also require Harbour Works Consent from the Harbour Authority. This application is due to be determined on 27 September 2013.

Director of Planning & Environment (Ecologist) - I do not have any particular additional concerns to raise regarding protected species or local sites. An informative should be attached to any permission granted on the importance of managing pollution risks arising from the work.

Environment Agency - No objection to the proposal. The applicant should be aware that Flood Defence Consent may be required for this proposal. Under the terms of the Water Resources Act 1991, and the Southern Region Byelaws , the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of a designated 'main river'.

Planning Considerations - Key Issues

The application site is located within Swanwick Marina and the works proposed are required for the operation of the boat yard. It is not considered that the proposal would have any detrimental impact on the visual appearance of the area or residential amenity.

The proposal involves alterations to the most westerly of the pontoon piers which extends out from the shore of Swanwick Marina into the Hamble. This involves increasing the overall length of the pontoon by an additional 5.5m than at present and 9.5m further than the consented scheme. The Local Planning Authority are reliant on the River Hamble Harbour Authority to advise on the implications of this on the ease and safety of navigation on the Hamble.

The concerns raised within the representation have been forwarded to the River Hamble Officers to ensure that these have been taken into account. The River Hamble Management Committee has also recently met to consider an application for Harbour Work Consent for the proposed development. Deputations were heard from two interested parties including one from the objector to this planning application. The committee were advised that the proposal would reduce the diameter of the available turning circle adjacent to the extended pontoon by about 3 metres or 4%. After discussion Members voted unanimously in favour of advising the Harbour Board to approve the application for Harbour Works Consent.

The final decision will be taken by the Harbour Board on 27 September 2013 and an update on this will be provided at the committee meeting. Officers are of the opinion that if Harbour Works Consent is granted then there would be no grounds for raising an objection to the planning application on the basis of ease and safety of navigation on the Hamble and that planning permission should also be granted.

It is not considered that the proposal would have any significant effect on protected species or sites of local or national ecological importance.

Subject to confirmation that Harbour Works Consent has been granted it is considered that the proposal complies with the relevant policies of the Fareham Borough Core Strategy and the Fareham Borough Local Plan Review and the application is considered acceptable.

Recommendation

PERMISSION; Timing & Method of Piling

Informatives: Managing Pollution Risk, Advisory that Flood Defense Consent & Harbour Works Consent may be required

Background Papers

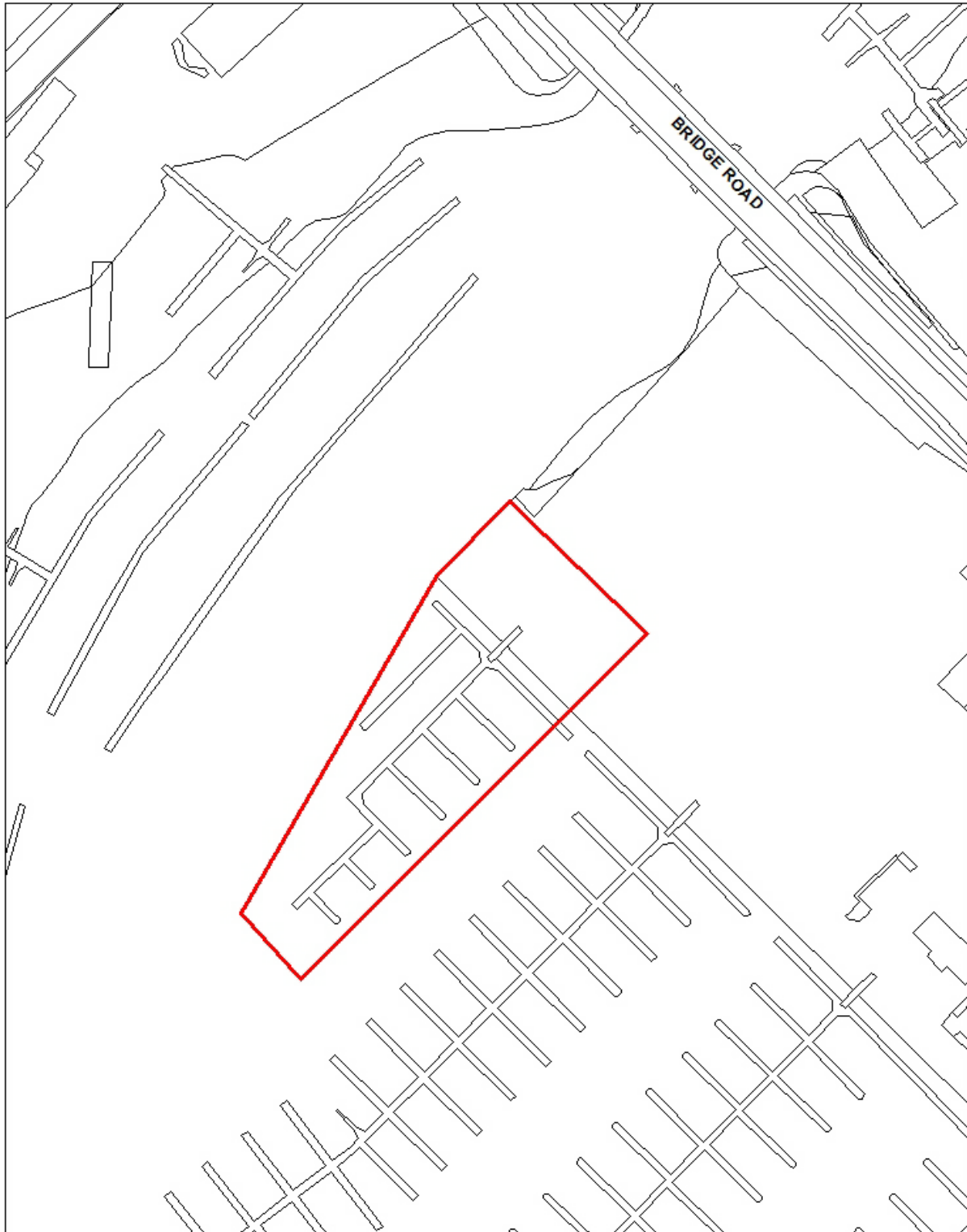
P/13/0691/FP; P/07/0764/FP

Updates

The River Hamble Board granted Harbour works consent for the proposed development on 27 September 2013.

FAREHAM

BOROUGH COUNCIL



Swanwick Marina
Scale 1:1,250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110, 2013