

SHADOW PLANNING COMMITTEE (NORTH) – 16 April 2019

APPLICATION NO DC/19/0650/RG3 REP45(SH)

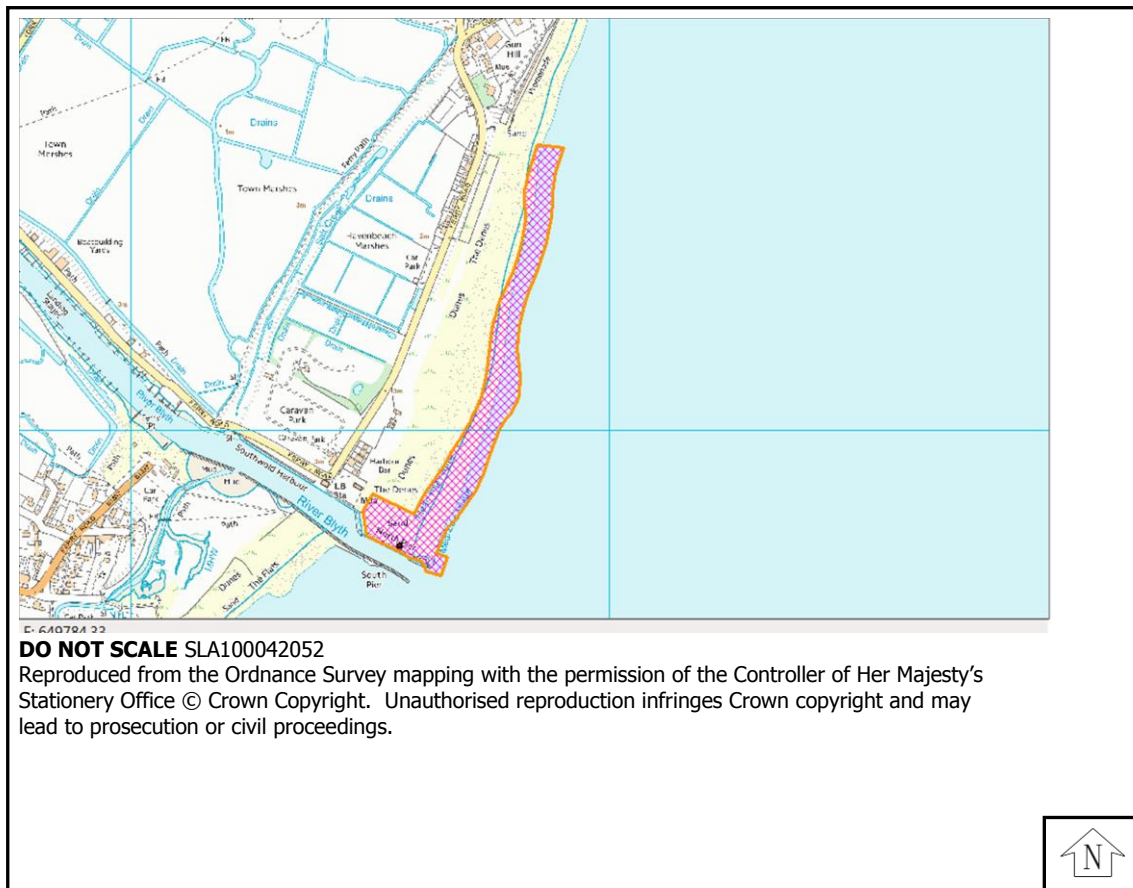
LOCATION

North Pier
Southwold Harbour
Southwold
Suffolk

EXPIRY DATE 14 April 2019
APPLICATION TYPE Deemed Council Development
APPLICANT East Suffolk Council

PARISH Southwold

PROPOSAL Replacement of one fallen panel and dislodged steel piles. Replacement of an adjacent panel and piles which show lateral deflection. Removal of the north-western end section of the fender which is in particularly poor condition.
Removal of an existing walkway gantry / piles / navigation light mast and introduction of a new extended steel pile with navigation lights and access facilities.



1 SUMMARY

1.1 This application is referred to Planning Committee because the applicant is the District Council. It entails various repair works and alterations to the fender at the end of north

pier at the harbour entrance and to remove an existing gantry and navigation light mast and provide alternative facilities for the navigation lights. The application is recommended for approval.

2 SITE DESCRIPTION

- 2.1 This application is for various works to the Southwold Harbour North Pier fender. The fender consists of driven 'H' piles which support a timber frame constructed in jointed sections. The structure surrounds protective rock armouring to the north pier at the harbour entrance and is in place to prevent vessel collision and damage.
- 2.2 The site is within the Area of Outstanding Natural Beauty and Heritage Coast but not the Conservation Area. The site is within Flood Zone 3.

3 PROPOSAL

- 3.1 Parts of the fender are failing due to age, wear and corrosion in this exposed location. One panel section has fallen creating a potential hazard. The proposal is to replace the fallen panel and dislodged steel piles and replace an adjacent panel and piles which shows lateral deflection.
- 3.2 It is also proposed to remove the north-western end section of the fender which is in poor condition and to remove an existing walkway gantry which includes a navigation light mast. A new extended steel pile will provide the necessary navigation lights. A GRP platform and ladder will provide access to the lights.
- 3.3 The main site access will be from Ferry Road via the Council pay and display car park. A temporary site compound will be provided on the edge of the car park with routes from the compound to the fender utilising the established track, avoiding vegetation. If a temporary causeway access is required along the beach as part of the preferred options for the works there will be some modest transfer of beach material but there be no permanent or artificial re-profiling of the beach. The levels are such that natural coastal processes will restore the area. The route would be within the intertidal zone to prevent disruption to any vegetated shingle.
- 3.4 A marine licence application has been submitted to the Marine Management Organisation.

4 CONSULTATIONS/COMMENTS

- 4.1 **Parish/Town Council Comments** None received
There were no adverse comments on this application.
- 4.2 **Neighbour consultation/representations** None received

Consultees

- 4.3 **Trinity House** has no objections.
- 4.4 **The Crown Estate** was consulted and any comments will be reported if received

- 4.5 **Environment Agency** – has no objections and provide some advisory comments regarding piling and ecology.
- 4.6 **Marine Management Organisation** note that activities taking place below the mean high water mark may require a marine licence.
- 4.7 **Suffolk Wildlife Trust** was consulted and any comments will be reported if received.
- 4.8 **Natural England** Due to the timing and location of the works Natural England does not believe that there will be any disturbance to the interest features of the SPA and no further assessments are required for Nature Conservation.
- 4.9 **Head of Environmental Health** recommends a construction management plan be submitted to show how noise will be controlled so as not to cause a nuisance to neighbouring properties.
- 4.10 **The Marine Management Organisation** note that a marine licence is required for the works and that the East Inshore and East Offshore Marine Plan is a material consideration in the determination of this application.

5 PUBLICITY

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Potential Public Interest,	01.03.2019	22.03.2019	Beccles and Bungay Journal
Potential Public Interest,	01.03.2019	22.03.2019	Lowestoft Journal

6 SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: Potential Public Interest, Date posted 27.02.2019 Expiry date 20.03.2019
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7 PLANNING POLICY

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise
- 7.2 National Planning Policy Framework (2019)
- 7.3 East Suffolk Council – Waveney District Local Plan policies:
- WLP6.2 – Southwold Harbour.
- WLP8.25 – Coastal Change Management Area.

WLP8.29 – Design.

WLP8.34 – Biodiversity and Geodiversity.

WLP8.35 – Landscape Character.

8 PLANNING CONSIDERATIONS

- 8.1 The site lies within the Southwold Harbour area as defined in the Waveney Local Plan, where policy WLP6.2 seeks to protect its special character by generally restricting development. The works proposed are essentially to repair the existing fender which protects the rock armouring at the entrance to the harbour. The repairs will match the detailing of the existing fender and thus not result in a change of appearance that would affect the character of the area.
- 8.2 The proposals also entail the removal of redundant fender panels and a gantry that exists between the pier head and the fender, which will reduce the amount of built structures to the areas enhancement. As the gantry comprises the navigation light a much smaller platform will be provided attached to steel pile supporting the fender to accommodate the lighting. The lighting will be fixed to the extended pile which rises approximately 6m above the top of the fender. It will have a ladder welded to the face of it giving access to the lighting. A hand rail is proposed to the platform and the top of the pile extension. The structure will be prominent but the necessity for the navigation lighting outweighs any harm to the visual amenity of the area.
- 8.3 Overall it is considered the proposals will preserve the character of the area and the visual qualities of the AONB and therefore accord with Local Plan policies WLP 8.35 and WLP8.29.
- 8.4 Natural England is satisfied that the works will not impact on designated sites and marine life in the area. The proposals would therefore not contravene policy WLP8.34 relating to biodiversity and geodiversity.
- 8.5 The nature of the works are such that they will not increase flood risk. The Environment Agency has not raised any objections.
- 8.6 Given the proposals will support the continued operation of Southwold Harbour as a viable commercial and leisure facility, will preserve the character of the AONB and not adversely affect marine life, it is considered the proposal accords with the objectives and policies of the East Inshore and East Offshore Marine Plan.

9 CONCLUSION

- 9.1 The proposals provide essential repairs and reinstatement of the fender to enable its proper operational function so that it will continue to provide protection to vessels using the harbour and support the continued operation of Southwold Harbour as a viable commercial and leisure facility. The proposals would not be harmful to the character of the area, or cause any flood risk or ecological issues and accords with the policies of the Development Plan and Marine Plan.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.
2. The development hereby permitted shall be completed in all respects strictly in accordance with drawings 12503238-K-202 Rev C1; -205 Rev C1; -206 Rev C1; -207 Rev C1; -208 Rev C1 received 13/02/19, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

BACKGROUND INFORMATION: See application ref: DC/19/0650/RG3 at
www.eastsuffolk.gov.uk/public-access

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