

PLANNING COMMITTEE – 19 OCTOBER 2016

APPLICATION NO DC/16/3491/RG3

10

LOCATION

Jubilee Parade
The Esplanade
Lowestoft
Suffolk

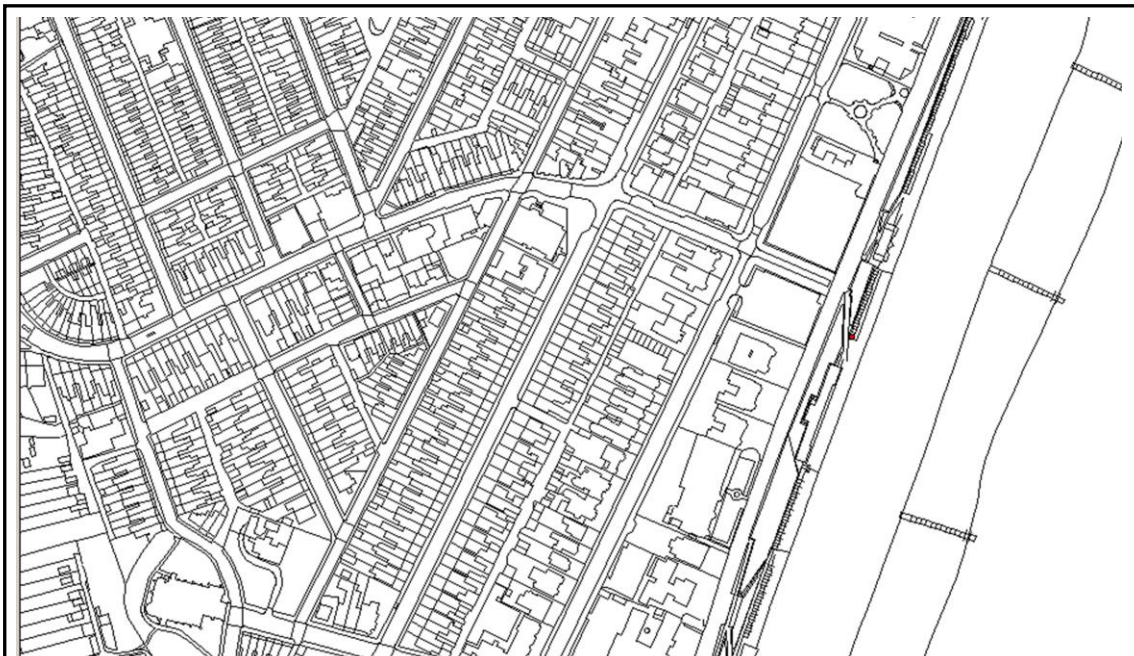
EXPIRY DATE 20 October 2016

APPLICATION TYPE Deemed Council Development

APPLICANT Waveney District Council

PARISH None

PROPOSAL Erection of Beach Huts on existing promenade at Jubilee Parade, Lowestoft



DO NOT SCALE SLA100042052

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



1 SUMMARY

- 1.1 Temporary planning permission is sought for the construction of 50 beach huts to the front of the existing concrete chalets at Jubilee Parade, The Esplanade, South Lowestoft.
- 1.2 The applicant is Waveney District Council and it is for this reason that the application is brought to the Planning Committee.

- 1.3 The existing concrete chalets are in a poor state of repair and were closed to public use earlier this year due to concerns over their structural soundness.
- 1.4 This application seeks a temporary solution to the loss of beach hut accommodation in this sustainable, established tourism location.
- 1.5 The proposed development accords with Core Strategy Policy CS13. The economic and tourism benefits to result from the proposed development are considered to outweigh any adverse impacts that may result from the delivery of additional development of temporary construction within the South Lowestoft Conservation Area and the risks to investment that result from its location within the Coastal Change Management Area.

2 SITE DESCRIPTION

- 2.1 The application site encompasses a stretch of promenade immediately forward of the existing Kensington Chalet Block (nos. 1 to 58) at Jubilee Parade, South Lowestoft and is an established tourism location within easy travel distance of amenities within Lowestoft Town Centre, the Sea Front and the wider urban area.
- 2.2 The concrete chalet block remains albeit has recently been closed off to the public following concerns over its poor state of repair and the stability of the structure.
- 2.3 The site is located within the South Lowestoft Conservation Area and within the Coastal Change Management Area.
- 2.4 The site is located outside of the Physical Development Limits of South Lowestoft which follow the bottom of the cliff at this point.

3 PROPOSAL

- 3.1 Full planning permission is sought for the construction of 50 beach huts on the promenade at Jubilee Parade, Lowestoft.
- 3.2 The application seeks temporary planning permission for the lawful retention of the proposed huts for a maximum of three years.
- 3.3 The application follows the recent closure of chalets 1-58 which have been found to be structurally unsound. The application seeks a temporary solution to meeting continued demand for beach accommodation in this location.
- 3.4 The applicant proposes to carry out a series of works in early 2017 (outwith this planning application proposal) to stabilise the retaining wall to the bottom on the cliff. The future of the concrete chalets will be reviewed at that stage and a long term solution to the provision of accommodation reached within the lifetime of this temporary proposal.
- 3.5 The temporary beach huts will be located seaward of the existing chalets and sufficient space (in the order of 2m) will be provided to 'occupants' on the promenade for the placing of deck chairs. The huts will be located some 4.5m from the front of the promenade to allow access by pedestrians and emergency vehicles.
- 3.6 Each hut will measure 2m in width and 2m in depth. A 0.45m space will be provided between each hut. The huts will be split into two groups with an access pathway provided between hut 16 and hut 17 to coincide with the bottom of the pedestrian slipway.
- 3.7 Each hut will follow a set design with a dual pitched roof and a single wooden access door to the front (seaward facing) gable elevation. The huts will be secured to the promenade by a system of anchor bolts and chains for reasons of safety and security.

- 3.8 The huts will be constructed from wood and painted in accordance with a set colour palette to be agreed by way of a suitably worded planning condition.
- 3.9 No foul or surface water drainage will be provided at the huts and occupants will be expected to remove refuse from the hut as and when necessary.

4 CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations** – no comments have been received.
- 4.2 **WDC Design And Conservation** were consulted on the 23 August 2016. Comments received on 9 September 2016.

- No objection, as long as the proposed huts are temporary and their presence for a limited period will result in the existing concrete huts being repaired and brought back into use.

- 4.3 **WDC - Drainage And Coast Protection** were consulted on the 23 August 2016. Comments received on 7 September 2016

- The erosion risk position with regard to this development is as follows.
- It is based upon findings of Shoreline Management Plan [SMP] 7. The management policy for the shoreline, split into time bands [epochs] is Hold the Line in the short [2025], medium [2055] and long term [2105]. That is to say that defences will be maintained and/or reinforced as required over the three epochs.
- The proposed development falls within the Coastal Change Management Area [CCMA]. The Development and Coastal Change Supplementary Planning Document [SPD] guidance for this development requires a Level B CEVA (Temporary buildings, caravans and uses of land within the CCMA).
- The developer consulted with the Coastal Management team prior to submitting a Level B CEVA which has been prepared to an acceptable standard.

PUBLICITY

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

Category	Published	Expiry	Publication
Conservation Area,	02.09.2016	22.09.2016	Beccles and Bungay Journal
Conservation Area,	02.09.2016	22.09.2016	Lowestoft Journal

SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: Conservation Area, Date posted
	24.08.2016 Expiry date 13.09.2016

5 PLANNING POLICY

5.1 The following planning policies are relevant to the determination of this application:

- CS01 – Spatial Strategy
- CS02 – High Quality and Sustainable Design
- CS13 – Tourism
- CS17 – Built and Historic Environment
- DM01 – Physical Limits
- DM02 – Design Principles
- DM06 – Coastal Change Management Area
- DM30 – Protecting and Enhancing the Historic Environment

6 PLANNING CONSIDERATIONS

6.1 The key considerations in the determination of this application are: (i) the principle of additional temporary tourism development in this location taking into account; (ii) the impact of the development on the character and appearance of the South Lowestoft Conservation Area and (iii) the Coastal Change Management Area.

Principle

6.2 The application site is located outside, albeit adjacent to the physical development limits which follows the base of the cliff in this location.

6.3 However, the application relates to an existing tourism site and provides replacement tourism facilities in accordance with the objectives of Core Strategy Policy CS13. The development will make an active contribution towards the delivery of the Waveney Tourism Strategy through providing replacement beach accommodation whilst the existing accommodation is out of use.

6.4 The promenade is well connected to other tourism amenities, being easily accessible by foot, cycle and public transport to facilities along the seafront and the wider Lowestoft area. Car parking facilities are located within easy walking distance from the site at the top of the cliff. The site is considered a sustainable, established tourism location that is appropriate in principle of accommodating temporary, replacement beach hut accommodation.

Amenity and Design

6.5 The development site is located within the South Lowestoft Conservation Area where new development is expected to conserve or enhance the character and appearance of the area.

6.6 The huts are of wooden construction and are provided as temporary, alternative accommodation. The temporary nature of the development and its resultant impact upon the character and appearance of the Conservation Area is an important consideration in this instance.

6.7 The beach huts will be constructed from wood panelling with felt covering to the roofs. The design, whilst functional and simplistic is not considered to result in material harm to the character and appearance of the area. The intensification of development along the promenade that will result from placing the proposed huts in front of the existing concrete structures will not have a significant adverse impact upon the character of the area.

6.8 The Council's Design and Conservation Officer provides no objection to planning permission being granted on the basis that the development will be for a temporary period

and does not prejudice a solution being reached to the physical repair / redevelopment of the existing beach huts.

- 6.9 The applicant is agreeable to providing and seeking the Local Planning Authority's agreement to a colour pallet for the beach huts prior to the commencement of development and a condition is recommended to this effect.
- 6.10 The spacing between the proposed huts and the areas to be made available to future occupants to the front of each hut is considered sufficient to protect the amenity of future occupants and the health and safety of the general public and beach users.
- 6.11 The huts are in keeping with the overall scale, character layout and coverage of huts within the area and retain an appropriate area to the front of the promenade for public enjoyment.
- 6.12 The development is considered sustainably designed in accordance with Core Strategy Policy CS02 and Development Management Policy DM02.

Coastal Management

- 6.13 The proposed beach huts are in a Coastal Change Management Area where there is a risk of coastal erosion. The Council, as applicant has taken the decision to invest in the proposed development in full knowledge of this risk.
- 6.14 Waveney Drainage and Coastal Protection Team have reviewed the Level B CEVA submitted with the planning application which they agree has been completed to an acceptable standard.
- 6.15 Whilst no design measures have been included to protect the development against coastal erosion processes this is considered acceptable given the temporary nature of the development. The form and scale of the development proposed is not considered likely to materially affect the stability of the coastline or to exacerbate the rate of shoreline change in accordance with Development Management Policy DM06

7 CONCLUSION

- 7.1 The proposed development provides temporary beach hut accommodation in replacement of the concrete structures that have recently been closed to the public due to their poor state of repair.
- 7.2 The proposed accommodation is to be provided in an existing tourism location, easily accessible by sustainable modes of travel and within close proximity to other tourism amenities within Lowestoft.
- 7.3 The proposed development is beneficial, sustainable tourism development that accords with Policy CS13.
- 7.4 Any adverse impacts that may result from the intensification of development within the South Lowestoft Conservation Area or any risks to investment posed by the location of the development within the Coastal Change Management Area, are outweighed by the significant economic and social benefits that will result from the development.

8 RECOMMENDATION

- 8.1 It is recommended that Members grant planning permission for a temporary, three year period subject to the following planning conditions:

1. The development hereby permitted shall be for a maximum period of 3 years from the date of this permission, after which time the structure shall be removed to the satisfaction of the Local Planning Authority and the land reinstated to its former condition.

Reason: Having regard to the non-permanent nature of the structure.

2. The development hereby permitted shall be carried out in accordance with approved drawing reference: BH/001, G40-PBH-004 and BH 005 v1 received 18 August 2016 and for which permission is hereby granted.

Reason: To secure a properly planned development.

3. Prior to the installation of the first beach hut hereby approved a colour pallet to be used in the external decorating of the huts shall first be submitted to and approved in writing with the Local Planning Authority. The approved chalets shall thereafter be decorated in the approved colour pallet.

Reason: to protect the character and appearance of the conservation area.

BACKGROUND INFORMATION:

See application ref: DC/16/3491/RG3 at

www.waveney.gov.uk/publicaccess

CONTACT

Hannah Smith, Senior Planning and Enforcement Officer