

## Item: 5

DC/21/5102/FUL

Formation of 18 new beach hut sites for the proposed repositioning of existing beach huts from the spa area, to form a row of huts on the shingle material on the foreshore at Clifflands

Area on beach materials seawards in front of promenade and steps at Clifflands



# Summary

This application seeks full planning permission for the siting of 18 beach huts (relocated from the spa area) to shingle material on the foreshore at Clifflands. The scheme is considered acceptable in principle and is recommended for approval subject to conditions.

As the applicant and landowner is East Suffolk Council, the proposal is to be determined at planning committee in accordance with the scheme of delegation.

# Site context

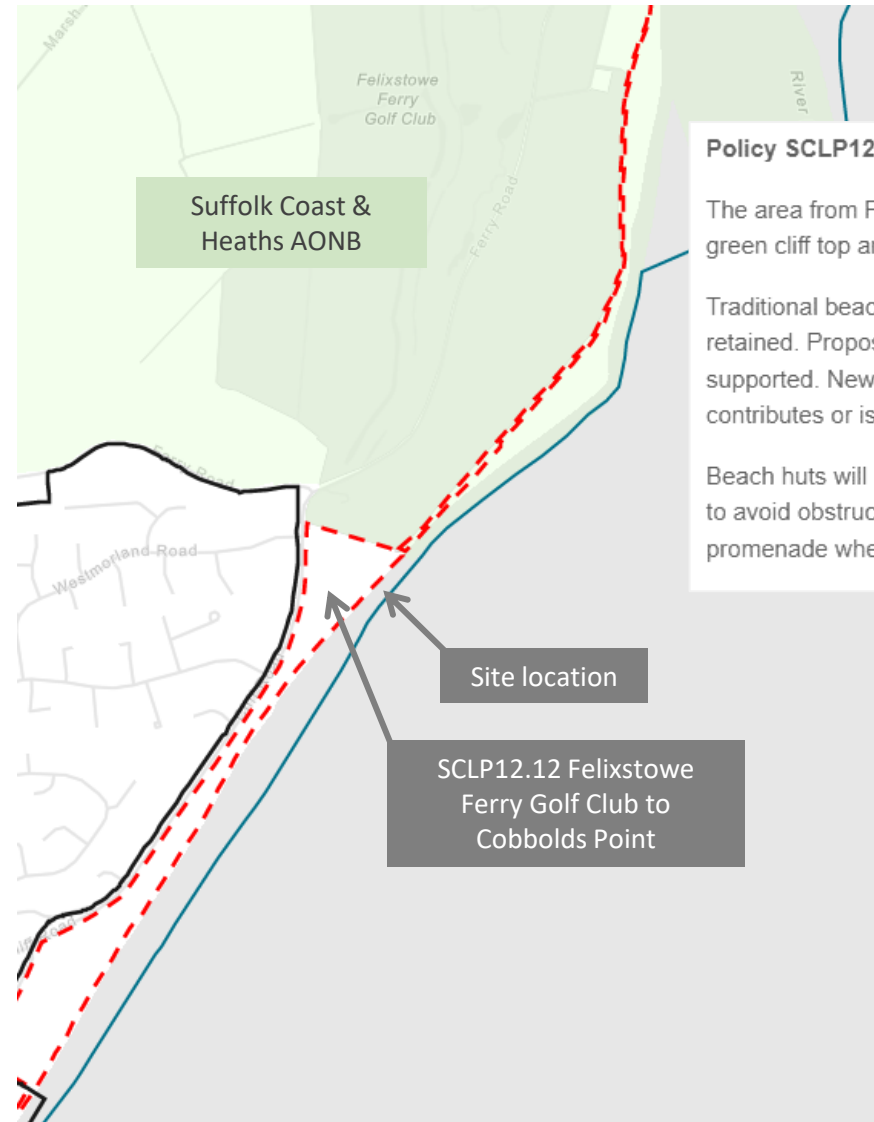


# Site context





# Site location – policy context



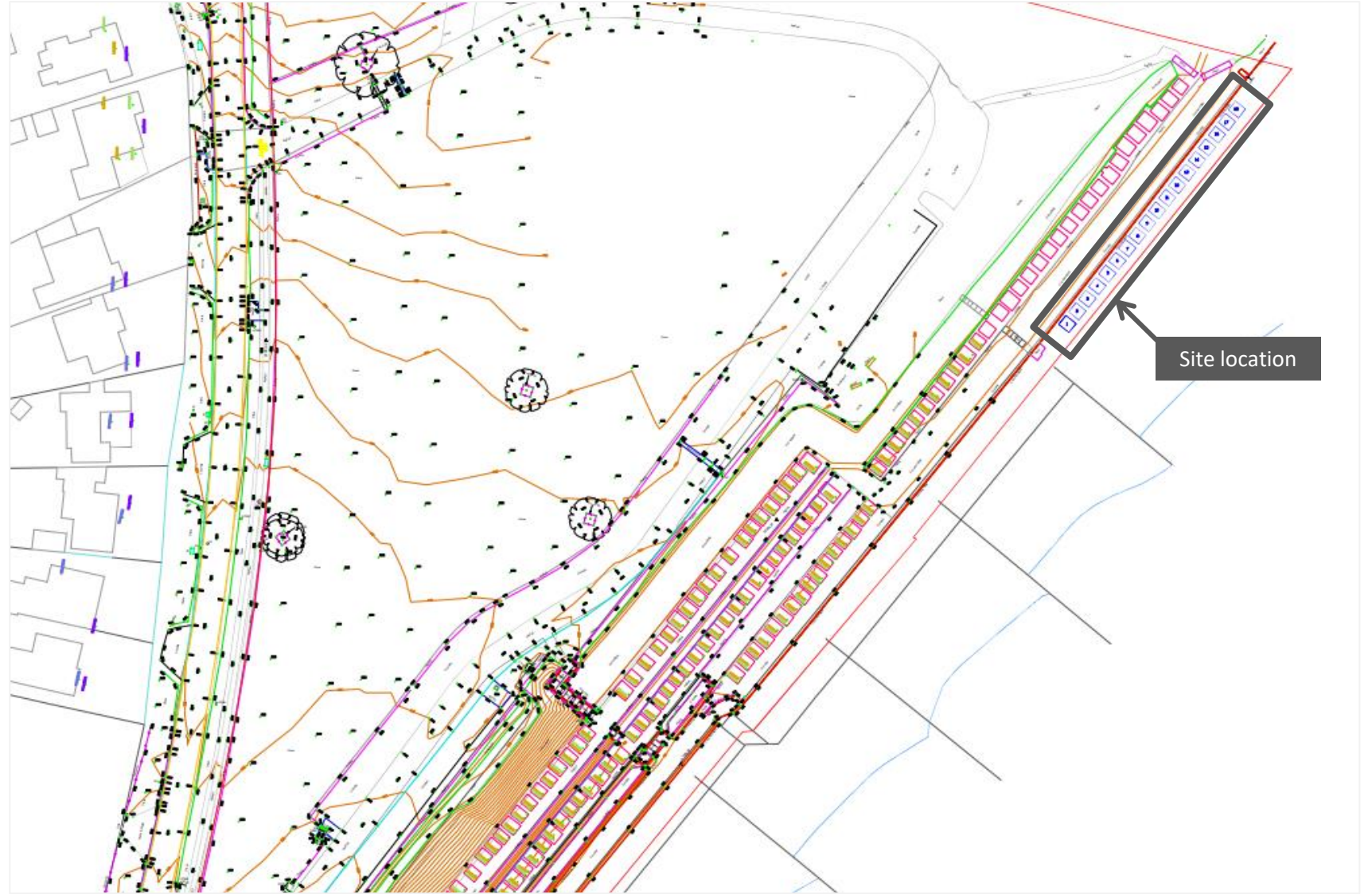
## Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point

The area from Felixstowe Ferry Golf Club House to Cobbolds Point is characterised by the open green cliff top and undeveloped nature of the seafront with car parking opportunities.

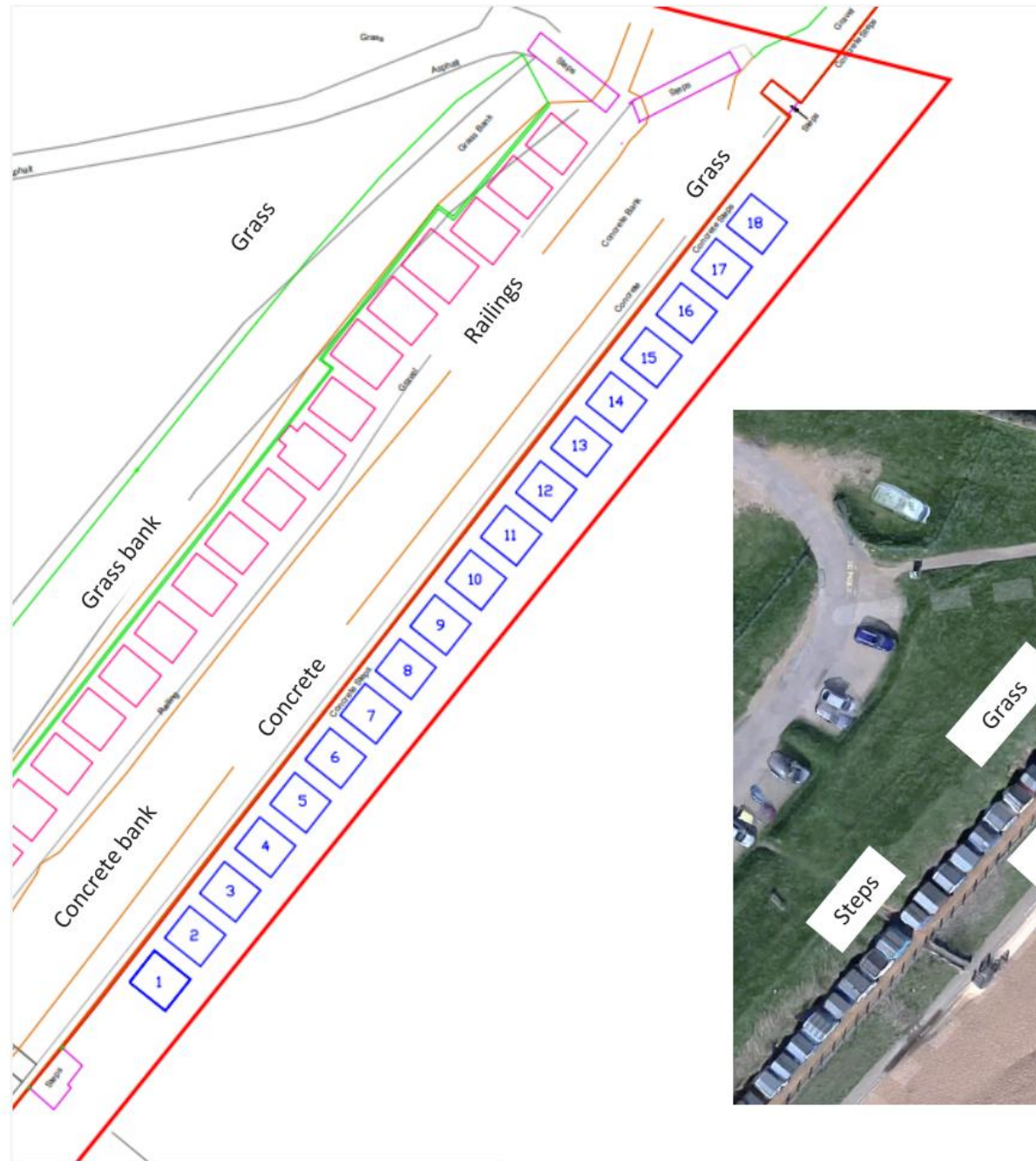
Traditional beach huts and gardens provide a tranquil and unique character which is to be retained. Proposals which retain the undeveloped non-commercial character of this area will be supported. New development will only be acceptable in exceptional circumstances where it contributes or is essential to supporting existing tourist activities.

Beach huts will be concentrated in this location and where possible kept below the level of the cliff to avoid obstruction of the sea view from Cliff Road. They will also need to be kept clear from the promenade where appropriate, to avoid unnecessary blockages.

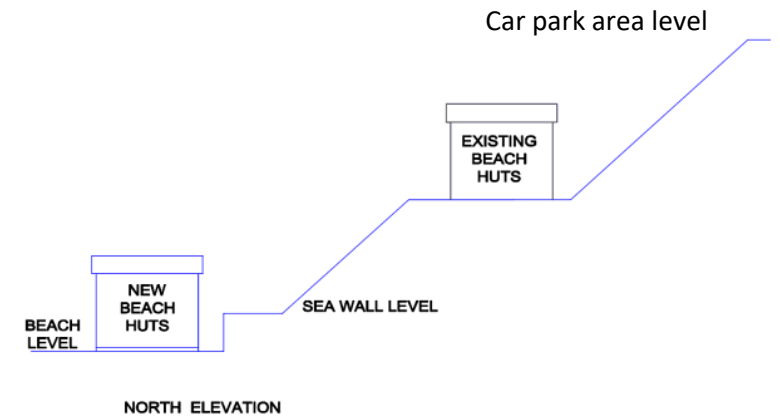
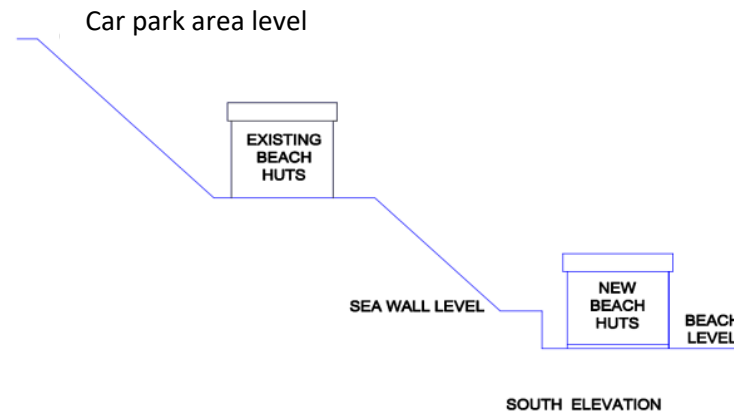
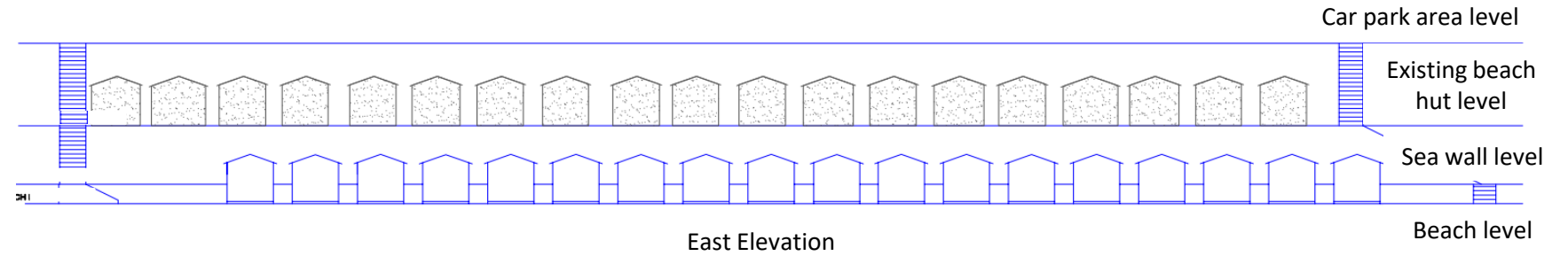
# Site location plan



# Block plan



# Elevations





# Site photos

Taken from Cliff Road Car Park & Green - existing beach huts and access steps shown



# Site photos

Taken from Cliff Road Car Park & Green – Martello Tower T, existing beach huts and access steps shown





# Site photos

Taken from access steps  
looking south east



# Site photos

Taken from Promenade  
looking south west





# Site photos

Taken from beach –  
proposed location





# Site photos

Taken from beach looking  
north east



# Material planning considerations

The following material planning considerations have been considered – as addressed within the reporting:

- Landscape and visual amenity
- Ecology
- Coastal environment and flood risk

# Recommendation

**Authority to approve** subject to conditions.

Proposed conditions as outlined within the report – summarised below:

- Time
- Plans
- Use restriction
- Materials
- Flood response plan