

Item: 7

DC/22/3021/ROC

Removal of Condition No. 6 and 8 of
DC/16/0590/VOC - Variation of Condition No.2
of DC/14/2576/RG3 - Erection of 72 Beach Huts
- Variation of size of previously approved huts

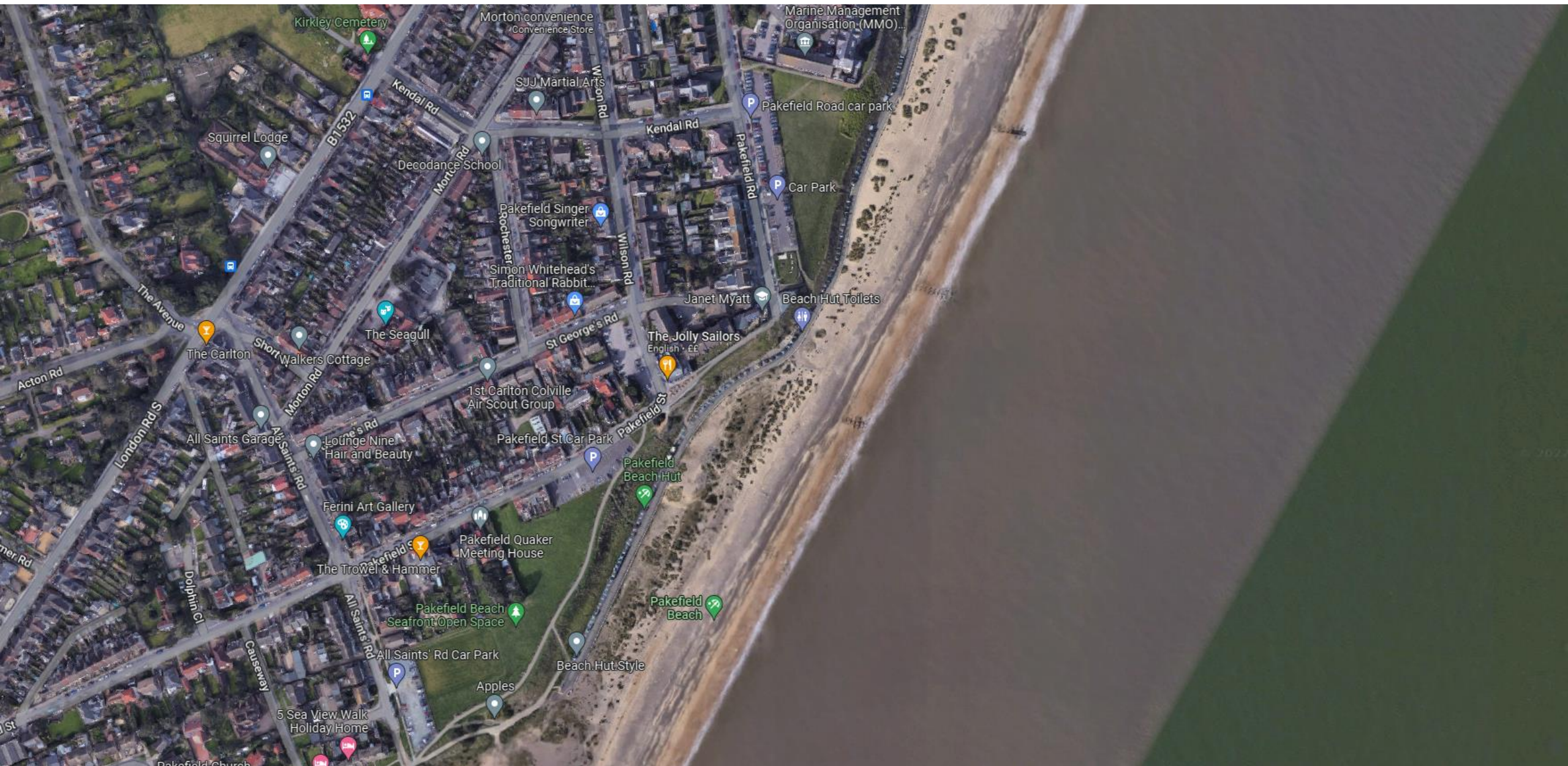
Lower Promenade, Pakefield, Lowestoft, Suffolk



Site Location Plan



Aerial Photograph



Photographs



Photographs



Condition 6 and 8

6. Before any of the beach huts hereby approved are first occupied a management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include:
- Details of measures to be taken to remove any build up of rubbish between and to the rear of the huts
 - Details of proposals for the removal of any build up of sand, around the huts, particularly during the winter months
- Reason: to ensure that litter does not accumulate around the beach huts, in the interests of visual amenity and fire safety.

8. Before any development is commenced a plan to a scale of not less than 1:500 showing the size and position of each beach hut shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plan.

Reason: To secure a properly planned development.



Management Plan

– for condition 6

Management Plan – Condition 6

The lower promenade at this location is swept to collect litter weekly.

The public litter bins at this location are emptied daily.

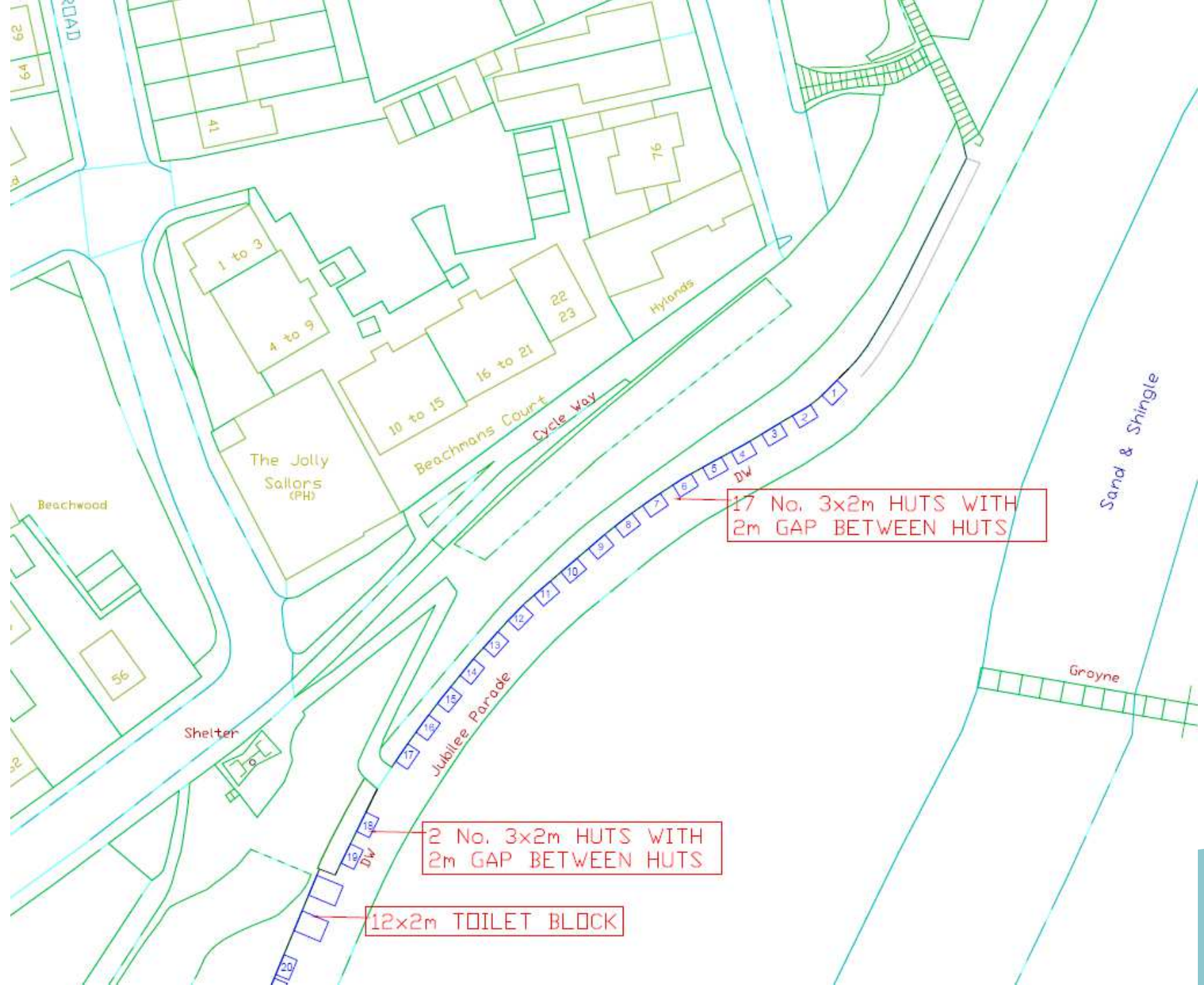
No fixed schedule is maintained for the removal of litter which has collected between the beach huts, but these smaller ‘gaps’ are inspected during each year. Appropriate action is taken to remove litter where this is identified as necessary. Where the huts are separated by larger gaps, these are included within the promenade sweeping regime referred to above.

No fixed schedule is maintained for the removal of litter which has collected to the rear of the beach huts, but the rear ‘gap’ is inspected during each year and appropriate action taken to remove litter where this is identified as necessary. The huts have been placed close to the dwarf concrete wall which runs along the landward edge of the lower promenade at this location, thus reducing the likelihood of litter collection.

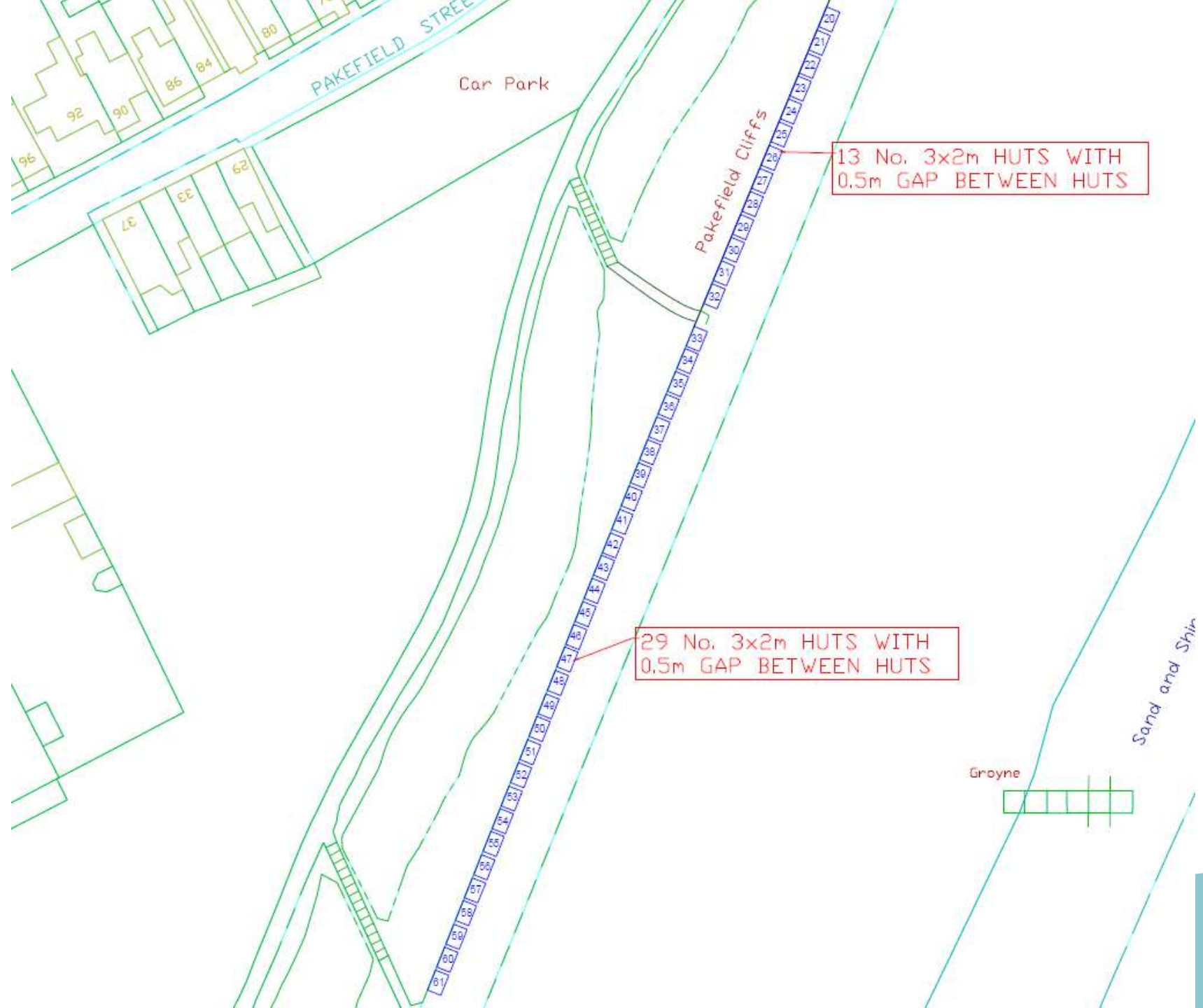
The amount of windblown sand on the promenade is monitored regularly and action taken to remove as necessary. This activity is focused at the end of the winter as sand accumulation is predominant during the winter months, with little accumulation during the year after the removal noted above. Having said this high winds can occur at any time during the year and lead to unexpected rapid sand accumulation – this is why the situation is monitored regularly and action taken to remove as necessary.

A ‘pre-season’ walk is also generally held in the spring of each year, attended by relevant Council officers and representatives of other relevant parties. This identifies any particular issues on the lower promenade at this location including litter and sand accumulation. If issues are identified, action to remedy the situation is taken.

Block Plan showing huts 1 – 20 – for condition 8



Block Plan showing huts 20- 61 – for condition 8



Material Planning Considerations and Key Issues

- If the information submitted is sufficient to remove the needs for conditions 6 and 8

Original Conditions of DC/22/3021/ROC

- Condition 1 (Time Limit) - Removed as development has commenced within the 3 year time limit.
- Condition 2 (Approved Drawings) - Amended to reflect the submitted and approved block plan.
- Condition 3 (Crime and Anti-social Behaviour Plan) – Retained as requires approved Crime and Anti-social Behaviour Plan to be fully implemented.
- Condition 4 (Management for Facilities) – Retained as requires the implementation of provision and management for facilities of toilets and fresh water.
- Condition 5 (Cycle Parking Provision)- Retained as requires the approved cycle s plan to be implemented.
- Condition 6 (Management Plan) - Amended to reflect the submitted management plan.
- Condition 7 (Limitation on number of huts) – Retained as limits the number of huts to 61.
- Condition 8 (Submission of Block Plan) - This information has been submitted and therefore the condition is removed(with the detail incorporated into condition 2).

Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

- **Approved Plans and Documents**
- **Approved Anti-social Behaviour Plan**
- **Approved Management plan for facilities of toilets and fresh water**
- **Approved Cycle parking plan**
- **Huts to be managed in accordance with approved Management Plan**
- **Limit of 61 Beach Huts**

(As per Page 89 of the report)



Slides from Objector







Slides from Ward Member



