



Committee Report

Planning Committee South – 26 March 2024

Application no DC/23/4805/FUL

Location

The Promenade
Sea Road
Felixstowe

Expiry date 16 February 2024

Application type Full Application

Applicant Paul Hedges

Parish Felixstowe

Proposal Proposed ongoing seasonal erection of the Observation Wheel attraction
From February to October.

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1. Summary

- 1.1. The application seeks permission to use the land to site an observation wheel attraction (Ferris Wheel) between the months of February to October on a permanent basis.
- 1.2. The application is being presented to Planning Committee for determination solely because the Council is the landowner. The Town Council do not object to the proposal and there are no objections from any Statutory Consultees. The application would not normally have triggered the Referral Panel process.
- 1.3. The application is recommended for approval. The proposal is considered to add to the offer of tourism facilities in the resort and the previous temporary consent allowed the operator and landowner to assess the suitability and success of the attraction, which has proved to be successful in this locality. The temporary consent (DC/22/0103/FUL) was permitted with an agreement that the sea front garden area shall be returned to its previous state on expiration of the planning permission and/or license. The long term landscaping of this area has been the main consideration of this application, as there is not

the option to return the area to its previous state during the off-season period as the area would not recover in that short term period. A new landscaping scheme is therefore recommended to ensure that the site is left in an attractive manner and provides a continuity of the gardens along the promenade for use during the off-season. Where the landscaping scheme is implemented, there would be no long-term impact as a result of the proposal.

2. Site Description

- 2.1. The application site formed what was previously part of the grassed area immediately behind the promenade and adjacent to Sea Road. The area has been used under a temporary consent for the same Ferris Wheel last year, and as such the grass has since been removed and the area is currently laid to shingle. These remaining garden areas along this stretch of promenade have not been maintained to a high standard in recent years, but still provide an attractive and useable space away from the sea front and away from the vehicle dominated Sea Road.
- 2.2. The site is located opposite the commercial offer of the south sea front resort facilities where the amusement arcades and refreshment outlets dominate. Immediately to the south of the site is one of the seaside shelters with the land immediately to the north of the site being similar in character and appearance to the application site, currently providing paths through the grassed areas, parallel with the promenade to the east and Sea Road to the West.
- 2.3. The site lies within Flood Zone 2 and is sea ward of the existing flood defences.
- 2.4. Permission has recently been granted for the siting of a temporary observation wheel for a maximum of six months, reference DC/22/0103/FUL, this application has since expired.

3. Proposal

- 3.1. The application seeks permission for the continued use of the land on a permanent basis to site the observation wheel between the months of February to October.
- 3.2. The proposed wheel would be sited on a raised metal base off the ground and be supported by four columns on loading pads. The wheel would be a maximum height of 34.5 metres and be 32.6 metres long and 13.7 metres wide. It would take up the entire width of the existing garden area behind the promenade. It would have 24 'pods' for passengers to ride in, each with a maximum capacity of six persons.
- 3.3. The previous consent involved the partial removal of areas of the wall and hedge along the back of the promenade to enable access to, and around the wheel. This has not been reinstated, and as such the area would remain as existing with the loss of the wall and hedge in this area. Two three metre sections of this wall/hedge would have been removed. The raised grassed area in the centre of the site has also been removed to accommodate the wheel under the previous consent and has not been reinstated.
- 3.4. The application is made to site the observation wheel on a permanent basis, and a license agreement will be required between the applicant and the Council's estates department.

4. Consultees

Third Party Representations

- 4.1. A total of 19 letters from third parties have been received in response to this application. Five of these letters are objections and 14 letters are in support.

Objections:

- Objection to the duration the Wheel will be operational. Nine months does not give the area time to recover. A more appropriate period would be March – September.
- The scale of the structure is intrusive on local properties.
- The lights are not static, creating light pollution and amenity issues to neighbouring properties.
- Site not large enough to accommodate wheel.
- Not safe in flood plain.
- Environmental pollution from operation.
- Submission inconsistent on operation hours – operation hours considered to be too long.
- No queue control measures. Queues would be better through gardens and not on promenade.
- Land not returned to previous condition as required as part of previous consent.

Support:

- The wheel was a great success last year and beautiful, making the town more attractive.
- Additional tourism brought to the town.
- No anti-social behaviour experienced.
- No traffic issues.
- Wheel is quiet.
- Well organised.
- Positive social media presence.

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	5 January 2024	24 January 2024
<p>Summary of comments: Committee recommended APPROVAL. We welcome this application for the observation wheel on a permanent basis. However, Committee had the following concerns: We would ask for a more efficient queuing system to be introduced to avoid obstruction to the promenade. We also believe that the proposed finish time of 23:30 is excessive and we would ask for a condition that its use on Friday, Saturday, Sundays and Bank Holidays finish at 23:00.</p>		

Statutory consultees

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	24 January 2024	13 February 2024
Summary of comments: No objection to the proposed development providing that you have taken into account the flood risk considerations which are your responsibility.		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Economic Development	5 January 2024	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Felixstowe Society	5 January 2024	31 January 2024
Summary of comments: The Felixstowe Society fully supports this application.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	5 January 2024	31 January 2024
Summary of comments: Due to the location within the existing built environment it is considered unlikely that there would be any potential impacts on protected species and UK Priority habitats and species. Based on the available information the proposed development appears unlikely to result in any significant adverse impacts on designated nature conservation sites, protected species or UK Priority habitats or species (under section 41 of the Natural Environment and Rural Communities (NERC) Act (2006))		

Consultee	Date consulted	Date reply received
East Suffolk Head Of Coastal Management	5 January 2024	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	24 January 2024	14 February 2024

Summary of comments:

Overall, the proposed development is in keeping with the seafront setting and would complement adjacent commercial and leisure uses. There would be some visual impact as a result of the development during part of the year, however, vertical structures are not uncommon in this part of the estuary, and in a way the structure mirrors the cranes at Felixstowe Port to the west. Considering this is to be a permanent fixture on the seafront, a scheme should be put into place to provide useable POS during the off-season. This should include an attractive bound surface with seating, and should retain the central footpath which links the site to the wider seafront linear park. The bound surface should have a high-quality finish, such as a resin-bound gravel, and be of a colour suitable for the seafront setting. Due to the potential for flooding at the site, appropriate drainage will need to be installed to ensure that water does not stand on the surfacing for long periods. Seating should be incorporated into the gabion retaining walls by installing a timber bench top; this will also cap off the sharp edges. A more permanent and attractive solution is also required to replace the boards either side of the existing wall.

Consultee	Date consulted	Date reply received
East Suffolk Estates Asset Management	24 January 2024	6 February 2024

Summary of comments:

Asset management as representative of the Council as landowner are supportive of the proposed development as described however we do feel the proposed times of opening are excessive and would therefore not approve any use after 10.30pm or potentially slightly earlier if recommended by yourselves.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	5 January 2024	9 January 2024

Summary of comments:

The Environmental Protection Team has no comments to make.

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 9 January 2024

Expiry date: 30 January 2024

5. Planning policy

National Planning Policy Framework 2023

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.1 – Tourism (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.2 - Tourism Destinations (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.1 - Sustainable Transport (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP8.2 - Open Space (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.3 - Coastal Change Management Area (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.5 - Flood Risk (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.2 - Strategy for Felixstowe (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.14 - Spa Pavilion to Manor End (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning Considerations

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The Council's Development Plan in the context of this application consists of the East Suffolk Council - Suffolk Coastal Local Plan (Local Plan), adopted September 2020. The National Planning Policy Framework (2023) is also a material consideration in the determination of the application.

Principle of Development

- 6.2. The Strategy for Felixstowe (as set out in Local Plan policy SCLP12.2) is to retain its role as a thriving coastal resort and major centre with a comprehensive range of services and facilities which supports the community of Felixstowe and the neighbouring settlements on the Peninsula. The strategy seeks to ensure that, among other things:
- Services and facilities support the needs of local residents, visitors and those in surrounding communities;
 - The resort continues to flourish and opportunities for regeneration and additional tourist attractions are brought forward;
 - Open spaces are preserved, enhanced or otherwise re-provided to ensure that all residents have easy access to informal recreational green space.
- 6.3. SCLP6.1 and SCLP6.2 relate to Tourism and Tourism Destinations respectively. These policies generally seek to support tourism development, recognising the importance of this industry to the economy, whilst also ensuring such development does not detract from the qualities of the natural environment that attract visitors to the area. SCLP6.2 sets out that the Council will support proposals for tourism development that contribute to the broad appeal, accessibility and year-round nature of destinations across the plan area. It goes on to add that tourism proposals should be of the highest standard of design and seek to protect and enhance the special character and interest of the destinations and the distinctiveness of the area, with particular regard to sensitive landscapes and heritage assets.
- 6.4. SCLP12.14 refers to the area of Felixstowe Sea Front from the Spa Pavilion to Manor End, within which this site is located. This policy sets out that the Council will support and promote high intensity tourist uses in this area, with a high proportion of these to be located along the Sea Road frontage. It seeks to welcome proposals that actively encourage new resort experiences.
- 6.5. The siting of the proposed wheel central to other existing commercial offers along the southern part of the sea front is therefore in accordance with the wider strategy for Felixstowe and is supported, in principle, in this location as part of the wider tourism offer.

Design and Layout

- 6.6. The height of the proposed wheel would result in a significant visual impact, not just in the locality but also in many wider views from within the wider area. The design of the wheel is unobjectionable insofar as it is clear what it is and while it would be a new and

prominent addition to Felixstowe, the concept of a seaside observation wheel is not uncommon in other coastal resorts. The proposed wheel would be situated in front of a number of existing commercial units including amusement arcades and refreshment outlets. While these are traditional of many similar seaside resorts, the design of these facilities in closest proximity to the application site are more functional than innovative or interesting in their design.

- 6.7. The boundary of the Felixstowe South Conservation Area is located approximately 250 metres to the north of the site. While the wheel would be visible in views to and from the Conservation Area, it would not detract from its significance or importance due to its physical separation, and that the special interest of the Conservation Area is based around the Victorian and Edwardian built form that the wheel is clearly not trying to compete with or replicate in its design or appearance.
- 6.8. The nearest Listed Building is Martello Tower located over 500 metres to the south of the site in Martello Park. While the proposed wheel would be visible from the tower, the distance between the structures and intervening land uses means that the proposed development would not adversely affect the setting of the Listed Building. The proposal would therefore not result in any harm to the heritage asset.
- 6.9. The proposed development is in keeping with the seafront setting and would complement adjacent commercial and leisure uses. There would be some visual impact as a result of the development during part of the year, however, vertical structures are not uncommon in this part of the estuary, and in a way the structure mirrors the cranes at Felixstowe Port to the west.
- 6.10. The previous temporary consent sought minor works to the existing layout of the garden area. This included regrading some of the raised grass bed areas (to enable a flat surface for the base of the wheel) and the removal of two sections of wall and hedge at the rear of the prom to enable access and egress for visitors. This has resulted in a change of appearance of an otherwise uniform appearance of the garden areas in the vicinity of the site. It is understood that the terms of the license granted by the Council as landowner require full reinstatement on its cessation. A condition is therefore suggested for inclusion requiring the appearance of the site to be returned to its original appearance on expiration of the licence. This would ensure that the continuity of the garden's areas remain when the wheel is no longer in situ.
- 6.11. Considering this is to be a permanent fixture on the seafront, a scheme has been put forward to provide useable public open space during the off-season. This should include paving either side of the retained central footpath which links the site to the wider seafront linear park. Due to the potential for flooding at the site, appropriate drainage will need to be installed to ensure that water does not stand on the surfacing for long periods. Seating has also been considered and has been incorporated into the gabion retaining walls by installing a bench top; this will also cap off the sharp edges. The timber boards which are used during the off-season have been considered appropriate for the location and have been used in other areas along the promenade; as such it is considered these are a suitable solution to retain.
- 6.12. Some lighting is proposed on the wheel and wider site; however, a condition is proposed to limit this to low level security lighting only outside of the operating times of the wheel to ensure that any light spillage is minimised and not excessive. It is however noted that

the wheel is situated in an area where there are other illuminated signs and businesses operating, as well as street lights along Sea Road and the prom, either side of the proposed wheel, such that additional low level lighting would not be out of keeping with the wider area.

- 6.13. The site is owned by the Council and provides an open area that members of the public can access for informal recreation. This space is linked to the areas of similar appearance and function to the north and south of the site, and to the east, along the prom. Policy SCLP8.2 of the Local Plan relates to Open Space and states that "The Council supports the provision of open space and recreational facilities and their continued management across the plan area. Primarily to encourage active lifestyles and to increase participation in formal and informal recreation for all sectors of the community, and also to support the biodiversity, promote effective water management and to enhance the public realm." It goes on to state that "There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities. Proposals for development that results in the loss of open spaces will only be permitted in exceptional circumstances where:
- a) The proposal is ancillary to the open nature of the area and will enhance local character, increase local amenity and be of greater community or wildlife benefit;"
- 6.14. The siting of the wheel will result in a small loss of open space and require slightly different movement patterns for pedestrians while the wheel is operational. This, however, is within an area with good levels of public open space along the sea front gardens, promenade and more recent development at Martello Park. The quantitative loss of space is therefore only a small proportion of the open space available in the vicinity, and the open space would not be completely lost insofar as the new attraction would be open for the public's use/benefit and it would be transient in nature, with a period of time that the wheel is completely removed from the site. There is also the added benefit to the wider economy of this additional investment/attraction to the resort. The proposal is therefore considered to be in accordance with SCLP8.2.
- 6.15. A landscape and drainage scheme is required for this permanent presence. Given the applicant has been very aware of the need for attention to the siting and landscaping since prior to the previous temporary consent, it is unfortunate that the necessary information has not accompanied this submission. However, given this has previously benefited from a temporary consent, it is acceptable for these details to be submitted within the first three months of installation and for the works to be carried out in the next out of season period.

Amenity

- 6.16. The nearest residential property to the proposed wheel is approximately 90 metres to the north, on St. Edmunds Road, and there are intervening commercial premises between the site and the nearest residential properties in all directions. The Council's Environmental Protection Team have made no comment on this application. It is not however considered that the wheel would cause significant noise and disturbance beyond that currently audible from the nearby highway and other commercial premises. The application states that the operation of the wheel is silent and electric powered. The operator would still be required to deal with any statutory noise complaints arising in the shorter term. No statutory noise complaints were received during the temporary consent.

Highways/Parking

- 6.17. The application site does not include any parking areas. It is recognised that in peak periods there is high demand for parking in this area. Having said this, there are public car parks nearby, on-street parking is available, and Felixstowe is served by public transport. While it is anticipated that the attraction would bring in some visitors to the town, many of these trips are likely to be linked with visits to other attractions in the town. While it cannot be quantified, it is not considered that the development would cause significant impacts on the local highway network such that permission should be refused on this basis.

Hours of Operation

- 6.18. The planning statement seeks the continued operational times to be 10am – 10pm Monday to Thursday and until 11.30pm Friday – Sundays (including bank holidays). The Council's asset team and a number of third parties have suggested that these hours are unsuitable, and a more appropriate finish time would be 10.30pm. The temporary consent restricted the hours to Monday - Friday 10.00 - 21.00; Saturday 10.00 - 22.00; Sundays and Bank Holidays 10.00 - 21.00, and these hours were considered to be more in keeping with the operation hours of the attractions nearby including the arcades and facilities in the area. In terms of meeting the requirements of the applicants and ensuring that the attraction is not detrimental to local residents' amenity, officers are recommending that the hours of operation are changed to 10am – 9pm Monday to Thursday and 10am - 10pm Friday – Sundays (including bank holidays). This seems reasonable to achieve the requirements of the applicant and so not to attract further visitors later into the evening in what are usually expected to be times when local residents may be able to expect quieter periods.

Flood Risk

- 6.19. The application site lies within the Environment Agency's Flood Zone 2 and is seaward side of the existing sea defences. The Environment Agency does not object to the proposal however requires the Local Planning Authority to consider the flood risk. The Environment Agency has also indicated that they would require a Flood Risk Activity Permit. This has previously been granted for the temporary use and would need to be in place prior to operation of the site, but this lies outside of the planning remit.
- 6.20. In relation to flood risk, the site lies within Flood Zone 3b as identified in the Strategic Flood Risk Assessment and given its location seaward of the defences and its proximity to the sea, is at risk from tidal flooding events. The proposed development is considered to be at low risk of flooding from pluvial, groundwater and sewer sources. A Flood Risk Sequential Test is not required in this case given the application proposes the change of use of land, not operational development. The proposed wheel would be situated on a low metal platform and not require any ground works. In the event of a flood, there would be very limited water displaced (limited to the volume of the sheets of metal decking).
- 6.21. Uses of land for outdoor sports and recreation are considered to be 'water compatible' as set out in Annex 3: Flood risk vulnerability classification of the National Planning Practice Guidance. A 'water compatible' use is considered to be potentially suitable within Flood Zone 2, and 3b as set out in Table 2 of the Planning Practice Guidance: Flood Zone Vulnerability and Flood Risk 'incompatibility'. The exception test is therefore not required.

A note to the table indicates that within Flood Zone 3b, essential infrastructure that has passed the exception test and water-compatible uses should be designed and constructed to remain operational and safe for users in times of flood; result in no net loss of floodplain storage; not impede water flows; and not increase flood risk elsewhere. Although the site would not remain operational in times of flood warning (similar to as would be expected with other outdoor recreational uses), the development would not result in any loss of floodplain storage or impact on water flows or flood risk elsewhere. The proposal is therefore considered to be in accordance with Table 2 within the National Planning Practice Guidance document.

- 6.22. The Flood Risk Assessment sets out that in the 1 in 200 year (plus climate change) flood event, the site could experience flood water depth of up to approximately 0.5 metres. However, as the proposed development is considered to be water compatible under the NPPF and does not propose any floor space, mitigation measures such as raising finished floor levels are not required/possible. Furthermore, as the site is at risk of tidal flooding and is considered to be water compatible, it is not expected to cause displacement of flood water. The site is located within a Flood Warning Service area. It is recommended that a condition is imposed requiring the site owner/management to subscribe to this service. Upon receipt of a Flood Warning or extreme weather warning, the site should be closed and evacuated, and remain so until the Flood Warning is lifted.
- 6.23. Although the site is not within a Coastal Change Management Area (CCMA), Policy SCLP9.3 requires the submission of a Coastal Erosion Vulnerability Assessment (CEVA) where development is within 30 metres landward of areas where the intent of management is to Hold the Line. However, as the site is located on the seaward side of the defences, the proposed development is located within the indicative 100 year erosion zone and therefore could be lost to the sea within 100 years. The structure is however capable of being taken down and moved away from the site such that it would only be the land at risk of erosion, no different to the current situation.

License

- 6.24. Although a separate consideration to the planning application, as landowner the Council must grant a lease or license for the operator to use the site. The current position in relation to this is that Heads of Terms have been agreed. The license would require reinstatement of the land back to its original condition at the end of the license period.

Ecology

- 6.25. The nearest County Wildlife Site (CWS) is Martello Tower - Rare Plant Site, located 448m south. Landguard Common Site Sites of Special Scientific Interest (SSSI) is located 1.2km south and Landguard Common Local Nature Reserve (LNR) is located 1.6km south of the application site. However, due to the separation distance and the habitat within the application site comprising hardstanding and short mown amenity grassland it is considered there will be no impacts to the CWS, LNR or SSSI.
- 6.26. Due to the location within the existing built environment, it is considered unlikely that there would be any potential impacts on protected species and UK Priority habitats and species. The development is not eligible for Biodiversity Net Gain.

- 6.27. Local Plan policy SCLP6.2 (Tourism Destinations) states that “Where necessary, applications for new destinations or the redevelopment or extension/intensification of destinations will need to be subject to screening under the Habitats Regulations. Any destinations which would result in significant adverse effects on European sites which could not be appropriately mitigated will not be permitted”. The closest European designated sites to the application site are the Stour and Orwell Estuaries Special Protection Area (SPA) and the Stour and Orwell Estuaries Ramsar Site, which at their closest point lie approximately 3.8km to the west of the application site. The application is for the siting of an observation wheel (on a seasonal basis) on Felixstowe seafront. Given the scale and nature of the proposal, its location within the existing built environment, and the distance between the application site and the closest European designated sites, it is not considered that there are any impact pathways between the development and features for which the European sites are designated. It is therefore concluded that the proposed development will not give rise to any Likely Significant Effects (LSEs) on the identified designated sites, either alone or in-combination with other plans or projects, and therefore progression to HRA Stage 2 (Appropriate Assessment) is not required. In reaching this conclusion the competent authority took no account of any measures intended to avoid or reduce potentially harmful effects on any European designated site.

7. Conclusion

- 7.1. The proposed observation wheel would be a large and prominent addition to the sea front however its siting is not considered to be harmful to the character or appearance of the wider area. It would provide an additional attraction to the tourism offer at the resort helping to support the wider economy. The impact on open space would be minimal given the wider availability in the area.

8. Recommendation

- 8.1. Approve, subject to controlling conditions as drafted out below.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in all respects strictly in accordance with the following plans and documents:

6088 01 Location Plan
6088 02 Wheel in Season Summer 23
6088 03 Site Out of Season Winter 23
6088 04 Prop in Season 24 And Ongoing
6088 06 In Season Summer 23 Eles
6088 07 Site Winter 23 Eles
6088 08 Wheel in Season Summer 24 Eles
6088 09 Site Winter 24 Eles

6088 10 Landscape Site Plan
Flood risk report
Wheel technical documentation
Ra observation wheel 16619
Planning statement 1.

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.

3. If the observation wheel hereby permitted is not operational for a period in excess of 24 hours, the gaps created within the promenade facing boundary wall for access and egress shall be infilled as indicated on drawing 6088 07.

Reason: To minimise the impact of sand and/or shingle entering the grassed areas and to ensure some visual continuity of the existing promenade wall when the wheel is not operational and prior to its reinstatement.

4. Prior to operation of the observation wheel hereby permitted, the site owner/manager shall subscribe to the Flood Warning Service area. Upon receipt of a Flood Warning or extreme weather warning, the site should be closed and evacuated, and remain so until the Flood Warning is lifted.

Reason: In the interest of minimising risk to users and staff of the site.

5. All noisy construction and deconstruction activities (i.e. those audible beyond the site boundary) shall be restricted to the following hours:
Monday - Friday: 7.30-18.00
Saturday: 8.00 - 18.00
Sundays/Bank Holidays: No noisy working.

Construction and de-construction of the wheel and wheel operation shall be carried out entirely in accordance with the Flood risk report; Wheel technical documentation; Ra observation wheel 16619; Planning statement 1. submitted with the application.

The observation wheel shall only operate during the following times:
Monday – Thursday 10.00 - 21.00
Friday – Sunday (including Bank Holidays) 10.00 - 22.00

Reason: In the interest of amenity and protection of the local environment.

6. There shall be no floodlighting lighting on the site at any time. During the hours of darkness the landward side lights will be switch off. When the wheel is not operational, there shall be no external lighting except for low level security lighting that shall not be positioned above one metre above the proposed platform.

Reason: In the interest of amenity and protection of the local environment.

7. Within three months of the installation of the wheel a landscape and drainage scheme shall be submitted to and approved by the council.

Reason: To ensure that adequate consideration has been given to the drainage of the site and a suitable surface finish is provided.

8. The landscaping and drainage scheme approved shall be implemented during the first “Out of Season” period (October 2024 – February 2025) during the time that the wheel is removed and retained as such unless otherwise agreed with the Local Authority.

Reason: In the interest of visual amenity of the surrounding area.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. The applicant's attention is drawn to the comments from the Environment Agency regarding the need for a Flood Risk Activity Permit.
3. The applicant is advised that this planning permission does not 'trump' any lease or license granted by the Council as landowner (or vice versa) and that all necessary permissions must be in place and complied with in full for the operation to be lawful.

Background information

See application reference DC/23/4805/FUL on [Public Access](#)

Map

DO NOT SCALE AC0000814647

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Key



Notified, no comments received



Objection



Representation



Support