



Committee Report

Planning committee - 11 June 2024

Application no DC/24/1111/FUL

Location

Jubilee Parade
The Esplanade
Lowestoft
Suffolk

Expiry date 30 May 2024
Application type Full Application
Applicant East Suffolk Council

Parish Lowestoft
Proposal Construction of single storey timber building along lower promenade
Case Officer Matthew Gee
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1. Summary

- 1.1. Planning permission is sought for the construction of a single storey timber building along lower promenade for use by the Volunteer Lifeguard Corp. The proposed structure is considered to blend with the surrounding beach huts, and as such the impact upon the character and appearance of the area is acceptable. Furthermore, it would not excessively project out onto the promenade, nor would it impact upon the amenity of the area. It will provide a valuable space for the Volunteer Lifeguard Corp.
- 1.2. The application is therefore considered to comply with local and national planning policy, and as such it is recommended that planning permission be granted, subject to conditions.
- 1.3. East Suffolk Council are the applicant and thus the application is referred direct to planning committee (North) for consideration.

2. Site Description

- 2.1. The site is located within the South Lowestoft Conservation Area. The site forms part of the lower Promenade along Lowestoft Beach. The area is at the end of a row of beach huts running along the promenade to the south. To the east is the beach and north sea and to the west are the cliffs with the CEFAS Building sitting atop these.

3. Proposal

- 3.1. Planning permission is sought for the construction of a single storey timber building along lower promenade for use by the Volunteer Lifeguard Corp.
- 3.2. The structure will consist of 2 sheds side by side: one 5m x 2.5m; and one 5m x 2m - accommodating a store for lifeguard equipment and a look out / classroom.
- 3.3. The building will be treated with timber cladding externally with a proposed colour palette of red and yellow, which is the standard organisation colour ensuring their presence is visible to the area.

4. Consultations

Third Party Representations

- 4.1. No third-party letters of representation have been received

Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	8 April 2024	26 April 2024
Summary of comments: The Planning Committee of Lowestoft Town Council considered this application at a meeting on 25 April 2024. It was agreed to recommend approval of the application.		

Consultees

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	18 April 2024	No response
Summary of comments: No comments received at the time of drafting this report.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	N/A	16 April 2024

Summary of comments:
No objections

5. Publicity

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

Publication	Published date	Expiry date	Reason
Beccles and Bungay Journal	19 April 2024	10 May 2024	Conservation Area
Lowestoft Journal	19 April 2024	10 May 2024	Conservation Area

6. Site notices

Site Notice Type	Date Posted	Expiry date	Reason
General Site Notice	17 April 2024	8 May 2024	Conservation Area

7. Planning policy

WLP8.24 - Flood Risk (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.25 - Coastal Change Management Area (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

National Planning Policy Framework 2023 (NPPF)

Coastal Adaptation Supplementary Planning Document (East Suffolk Council, Adopted September 2023)

8. Planning Considerations

Principle of Development

- 8.1. The Local Plan notes the importance of the tourism sector to the area's economy and sets out to generally support tourist offerings where appropriate and compliant with other Local Plan policies. Furthermore, the NPPF sets out the importance of supporting economic growth in areas and achieving well designed places.
- 8.2. Whilst the use would not directly drive economic growth, the Volunteer Lifeguard Corp are important in ensuring the safety of the beach for tourists, and as such they are an important part of supporting the tourist economy and wellbeing/safety of beachgoers.

Design and Conservation Area

- 8.3. Policy WLP8.29 sets out the local planning authorities design aspirations for new development within the local area, including that proposals should "demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness". With it going on to state that development should, respond to local context and the form of surrounding buildings in relation to:
- the overall scale and character
 - layout
 - site coverage
 - height and massing of existing buildings
 - the relationship between buildings and spaces and the wider street scene or townscape
 - and by making use of materials and detailing appropriate to the local vernacular
- 8.4. The site is situated within the South Lowestoft Conservation Area, and as such policy WLP8.39 stipulates that development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area. This reflects the statutory duties of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and heritage objectives of the NPPF.
- 8.5. The building will consist of 2 sheds joined together, and as such the overall appearance will be somewhat utilitarian in appearance. However, the building will be treated with timber cladding externally with a proposed colour palette of red and yellow which is the standard organisation colour, ensuring their presence is visible to the area. The use of materials along with the colours are not uncommon along the promenade and in beach locations such as this, and the building is also of a low profile. As such it is not considered that the structure would cause any visual harm to the character and appearance of the Conservation Area.

Amenity

- 8.6. Policy WLP8.29 sets out that proposed development should, amongst other things, protect the amenity of the wider environment, neighbouring uses, and provide a good standard of amenity for future occupiers of the proposed development. The nearest residential properties would also be located approximately 160m from the proposed structure. Given its low profile and form, the development would not result in any adverse amenity impacts to the area.

Flood Risk

- 8.7. The site is located in close proximity to the North Sea, and therefore part of the site falls within Flood Zones 2 and 3, but when accounting for climate change there is likely to be increased flood risk in the area. A Flood Risk Assessment that covers the wider development site has been submitted. Officers consider that whilst there is a high level of

risk from flooding to the proposed development, it is by its very nature a building that is required to be located in this position and it is not a vulnerable use.

- 8.8. The risk to life is deemed low given its proposed use a lifeguard station. However, a condition will be attached requiring the building to be anchored to the ground to reduce risk that it could become a danger during a severe flooding event.
- 8.9. The Environment Agency have been consulted as part of this application but have provided no response at this time.

Coastal Erosion

- 8.10. The Coastal Erosion Vulnerability Assessment (CEVA) has been prepared in the required format and has made references to appropriate parts of Shoreline Management Plan documents and the Coastal Adaption Planning Guidance Document.
- 8.11. The key findings are that the currently wide beach is likely to erode overtime and expose the frontage to more aggressive wave overtopping during storms. However, the current policy intent is to maintain a seawall on the current line to at least 2105.
- 8.12. The CEVA is therefore accepted as evidence that the applicant has a good awareness of erosion risk, and that the development will not cause significant negative impacts on coastal management interests. The scheme is therefore acceptable in accordance with WLP8.25.
- 8.13. When comments from the Coastal Management Team have been received, they will be reported to Members via the update sheet. If not received prior to Committee then officers recommend approval subject to no objections being raised.

9. Conclusion

- 9.1. The National Planning Policy Framework sets out the statutory status of the development plan as the starting point for decision-making and requires a presumption in favour of sustainable development. The development is considered to have an acceptable impact upon the character and appearance of the area and would not adversely impact upon amenity of pedestrian movement in the area. It brings public benefit in providing a useful space for the Volunteer Lifeguard Corp. Therefore, the proposed development is considered to accord with the Development Plan and is recommended favourably.

10. Recommendation

- 10.1. Authority to approve with conditions subject to no objections being received from the Environment Agency and Coastal Management Team, and the conditions set out below:

11. 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:
 - Site Location Plan, 250 P1, received 20/09/2023,
 - Proposed Site Plan, 252 P1, received 20/09/2023,
 - Proposed Temporary Food Container Elevations, 255 P1, received 20/09/2023,
 - Existing and Proposed Temporary Toilet Elevation, 256 P1, received 20/09/2023,
 - Existing and Proposed Temporary Toilet Plan, 254 P1, received 20/09/2023,
 - Existing and Proposed Temporary Food Container Plan, 253 P1, received 20/09/2023,
 - Proposed Temporary Facilities Planning Supporting Statement, P2, received 20/09/2023,
 - Flood Risk Assessment Addendum, 218414-MR-00-XX-RP-C-003, received 02/10/2023

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

3. The container on the site will be securely anchored to the ground to ensure that the container will remain in position throughout any flood event.

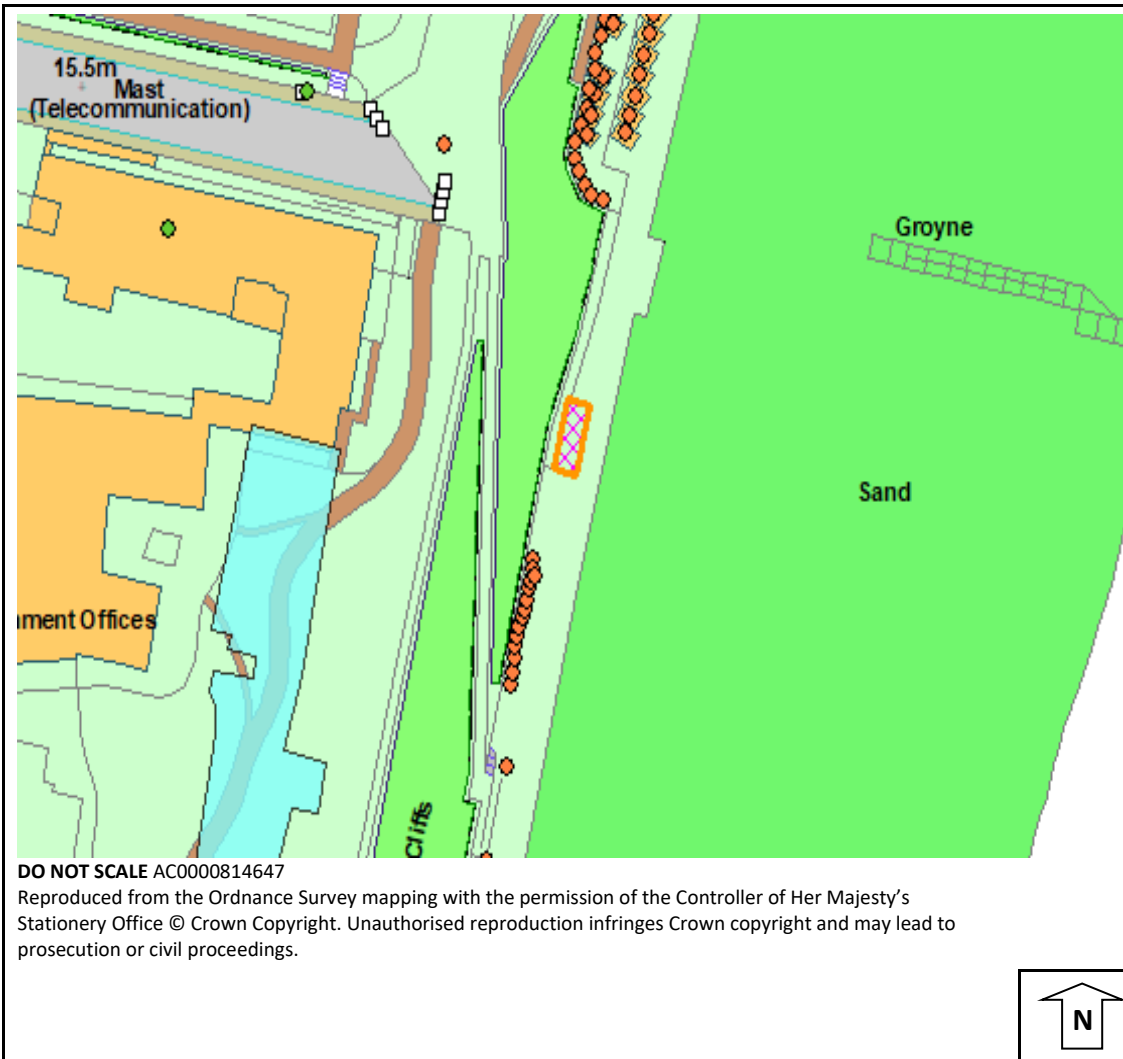
This anchoring shall be fully implemented prior to first use, and thereafter the building shall remain anchored to the ground as long as it remains in-situ.

Reason: To prevent damage to the surrounding area in the event of a flood.

12. Background information

See application reference DC/24/1111/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support