



Committee Report

Planning Committee North - 14 November 2023

Application no DC/23/3038/FUL

Location

Sole Bay Fish Company
22E Blackshore
Southwold
Suffolk
IP18 6ND

Expiry date 18 October 2023

Application type Full Application

Applicant Sole Bay Fish Company

Parish Southwold

Proposal Temporary application - Reinstate part building following fire damage for continuation of business

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1. Summary

- 1.1. The proposed development seeks permission to reinstate part of the building following fire damage, to enable continuation of the business. This is a partial re-instatement, the wider area of the fire damage and surrounding sites will be subject to future planning applications.
- 1.2. The proposal is acceptable and can be approved.
- 1.3. The application is presented to the Planning Committee (North) due to the proposal being on land owned by East Suffolk Council.

2. Site Description

- 2.1. Sole Bay Fish company (otherwise known as 22E Blackshore) on Southwold harbour is a fish monger/fish restaurant and takeaway business. It lies within the Southwold Conservation Area, Area of Outstanding Natural Beauty (AONB) and the Southwold Neighbourhood Plan Area. The site lies on the northeast side of the River Blyth with a seating area for the restaurant and a public right of way in front of it. The site also lies within flood zone 3. The site recently suffered from extensive fire damage which caused a significant part of the building to be damaged.

3. Proposal

- 3.1. The proposal seeks to temporarily reinstate part of the building which is salvageable by re-erecting the walls and roof to make good what can be, so that the business can carry on their day-to-day trading within a securely enclosed space. This is to provide time for the business to agree formal plans with the Council on how to replace what has been lost. There is a wider masterplan approach to this area following the fire, but this application has come forward in isolation as a limited part of the wider restoration plans that will be subject of future application/s.

4. Consultees

Consultee	Date consulted	Date reply received
Southwold Town Council	13 September 2023	17 October 2023
<i>"The Town Council supports the suggestions from Suffolk Fire regarding access/ firefighting facilities/ water/ sprinkler systems/ etc.</i>		
<i>Other matters within the application are agreed by the Town Council"</i>		

Consultee	Date consulted	Date reply received
SCC Rights Of Way	13 September 2023	15 September 2023

Summary of comments:
No objections.

Consultee	Date consulted	Date reply received
SCC Highways Department	13 September 2023	18 September 2023

Summary of comments:
No objections.

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	13 September 2023	No response

Summary of comments:
No comments received.

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	13 September 2023	14 September 2023

Summary of comments:
No objections, standard advice.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	13 September 2023	20 September 2023

Summary of comments:
Comments included within officers considerations.

Third Party Representations

No third-party representations received.

5. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	8 September 2023	29 September 2023	Lowestoft Journal

Category	Published	Expiry	Publication
Conservation Area	8 September 2023	29 September 2023	Beccles and Bungay Journal

Site notices

General Site Notice

Reason for site notice: Conservation Area

Date posted: 14 September 2023

Expiry date: 5 October 2023

6. Planning policy

National Planning Policy Framework 2023 (NPPF)

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

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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

WLP6.2 - Southwold Harbour (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

SWD6 - Design (Southwold Neighbourhood Plan, 'Made' February 2022)

Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

7. Planning Considerations

Visual Amenity, Street Scene and Landscape

- 7.1. The proposed works will see the walls and roofs replaced within the footprint of the original building in order to secure and enclose the remaining part of the restaurant seating area and takeaway area. It will be finished in timber ship lap boarding stained black and either red pantiles, roof felt, or steel profiled roofing to match what has been lost.
- 7.2. The footprint will be greatly reduced from what was originally in place and on a temporary basis in order for the business to remain open whilst a formal replacement is discussed with the Council.
- 7.3. The alterations will fit in well with the surrounding appearance of the remaining buildings and will lead to no harm to the street scene or the visual amenity of the area. A temporary fence and gate are also proposed along the frontage of the road covering the section of the building which received fire damage in order to screen it from views and provide further security. This is also proposed to be in matching black timber boarding. The side and rear of the damaged area will retain the Heras fencing which is already in place.
- 7.4. Overall, the temporary proposal would help to reduce the visibility of the damaged section of the building whilst providing the business the ability to continue trading until a permanent solution is found. The proposal would preserve the character of the Conservation Area and the AONB and would be a suitable temporary solution in order for the business to continue trading through the autumn and winter period.

Residential Amenity

- 7.5. There are no neighbours directly adjacent to the proposed works and therefore the minor alterations would not harm anyone's amenity, either through loss of light, overlooking or oppression.

Flooding

- 7.6. The site falls within flood zone 3; however due to the nature of the proposal it is not considered to require a flood risk assessment as the use is proposed to continue as it currently is and there is no additional floor space created.

8. Conclusion

- 8.1. The design is acceptable, preserving the visual amenity of the area and the character of the Conservation Area. As noted above there is no significant impact on neighbour's amenity, therefore development is considered to comply with the policies listed above. As a limited re-instatement it is not considered to compromise wider re-instatement plans which East Suffolk is seeking to guide.

9. Recommendation

- 9.1. The application is recommended for Approval.

Conditions:

1. This permission shall expire three years (36 months) from the date of this consent, by which date 'The temporary walls and roof' hereby permitted shall have been removed from the site and the land reinstated to its former condition within a further 28 days, unless prior to that date planning permission is renewed or a new permission is begun.

Reason: The structures are unsuitable for permanent consent by virtue of a more detailed scheme needing to be agreed.

2. The development hereby permitted shall be completed in all respects strictly in accordance with 3086.23.2B received 10/10/2023, 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.

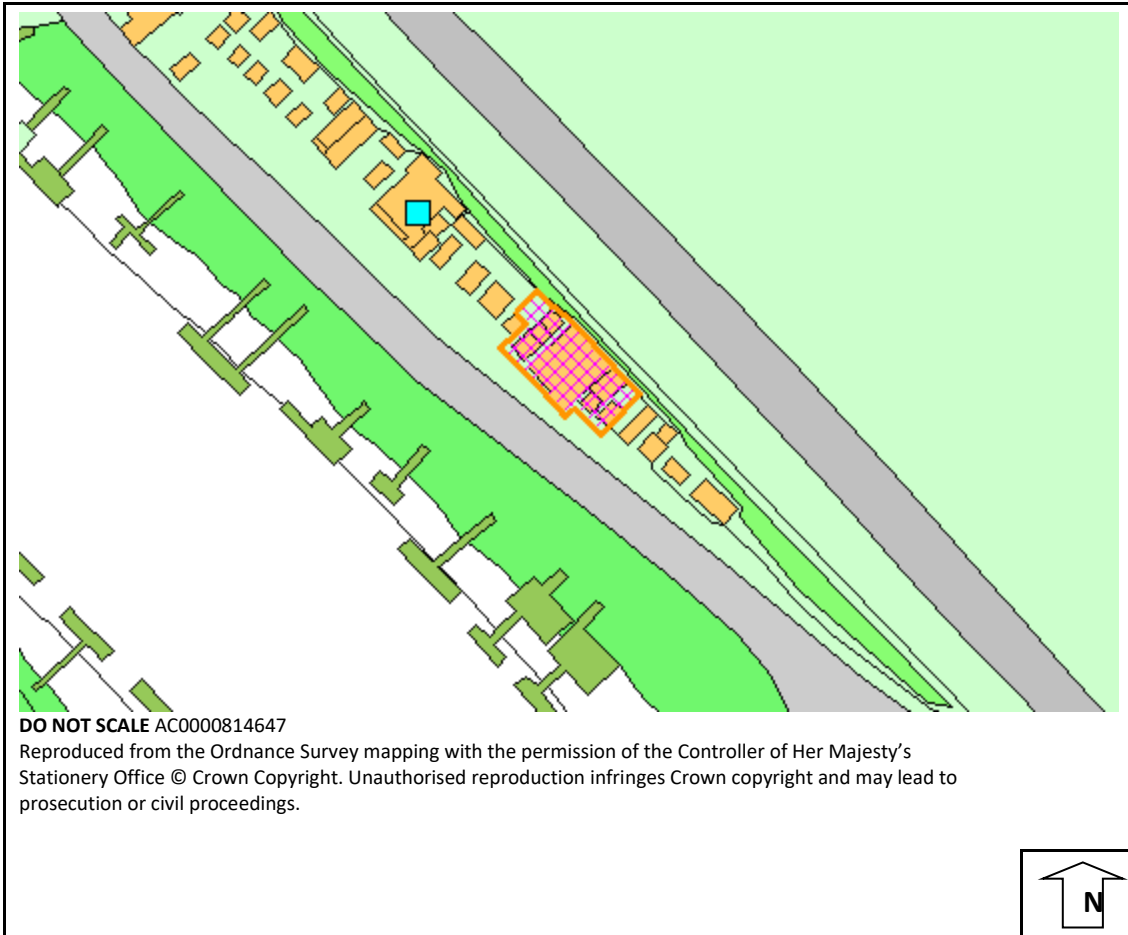
3. The materials and finishes shall be as indicated within the submitted application unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

Background information

See application reference DC/23/3038/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support