



Planning Advisory Panel

Application no DC/20/0643/FUL

Location

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

Expiry date 13 April 2020

Application type Full Application

Applicant Sole Bay Fish Company

Parish Southwold

Proposal Installation of a Sewerage Pumping Station

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Summary

This application is for the installation of a sewage pumping station to serve Sole Bay Fish Company to enable the disposal of foul sewage to be connected to the existing public sewage system. This application is being referred to the Planning Advisory Panel because it entails seeking a wayleave from East Suffolk Council to insert the drain run from the site to the public system.

There have been no objections to the proposals.

The proposal is considered to be acceptable and the application is recommended for approval.

Site description

The application site comprises a timber hut that is one of a number of buildings, of various sizes, that form part of Sole Bay Fish Company - a retail fish outlet and small restaurant located at Southwold Harbour, a designated conservation area, within the AONB. The premises lie amongst a

row of fisherman's huts and other buildings used for the storage of equipment and boat repairs for those who work in the area. The entire harbour is within Flood Zone 3b.

The restaurant is popular with locals and tourists and is open all year round between noon and 3pm, seven days a week. It is a thriving local business and employs about 25 staff, some of which are part time.

Proposal

This application seeks to improve the facilities for the disposal of foul drainage from the premises. At present, disposal is by means of an antiquated large holding tank which is supposed to break down all the foul sewage by a series of plastic filters. The water is then transferred to a smaller testing tank at which point the water is supposed to be drinkable, and from there it flows out into the River Blyth.

The Environment Agency recently tested the quality of the water in the second testing tank, and it was found to be highly contaminated and they have put a deadline of 1st May 2020 for rectification of the contamination, or the business will have to cease trading with the resulting loss of all the associated jobs.

The option of connecting the foul sewage directly into the existing foul public sewage system that serves other parts of Southwold was explored with Anglian Water. The nearest point that this could occur was adjacent to the public conveniences, at the front, east side of the caravan park, in Ferry Road. A site meeting was held with Anglian Water and a manhole located which was suitable for the connection. However, given this was 465m away and the relative ground levels, the sewage would need to be pumped. This necessitates the provision of a pumping station at the site.

This solution is favoured by the Environment Agency as opposed to a water treatment plant, and most importantly of all it would be a permanent solution. The route has been agreed on site with a member of the East Suffolk Asset Management team, and a Wayleave to insert the long drain run has been applied for to East Suffolk Council.

A Flood Risk Activity Permit (FRAP) will be sought from the Environment Agency.

The pumping station is effectively to be housed within the existing small hut. The hut will have to be partially demounted whilst the work takes place but will be reinstated exactly as existing on completion of the installation. Within the hut the pumping station will be installed underground. Normally it would have an access cover at ground level. It is intended to raise this cover up, however, by means of an over ground brick manhole, by about 900mm, for the purposes of flood alleviation, but as the manhole will be within the hut it will not be visible.

Consultations/comments

No third party representations have been received.

Consultees
Parish/Town Council

Consultee	Date consulted	Date reply received
Southwold Town Council	19 February 2020	17 March 2020
Summary of comments: No objection.		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Rights Of Way	19 February 2020	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	24 February 2020	10 March 2020
Summary of comments: Following an initial holding objection the Environment Agency have reviewed newly submitted documents and can confirm that it is able to remove their objection and confirm that:- <i>"Our technical team has reviewed the documents and discussed the plans with the applicant and we can confirm that the plans submitted show that there will be no danger of stabilization of our flood defence assets."</i>		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	19 February 2020	10 March 2020
Summary of comments: No objections.		

Consultee	Date consulted	Date reply received
Estates Team	24 February 2020	No response
Summary of comments: No response received.		

Publicity

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

Category	Published	Expiry	Publication
Conservation Area	28 February 2020	20 March 2020	Beccles and Bungay Journal
Category	Published	Expiry	Publication
Conservation Area	28 February 2020	20 March 2020	Lowestoft Journal

Site notices

General Site Notice
Reason for site notice: Conservation Area; In the Vicinity of Public Right of Way
Date posted: 26 February 2020
Expiry date: 18 March 2020

Planning policy

National Planning Policy Framework

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

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

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

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

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

WLP8.35 - Landscape Character (East Suffolk Council - Waveney Local Plan (March 2019))

Planning considerations

There is a specific policy relating to Southwold Harbour in the Waveney Local Plan - Policy WLP6.2. This policy seeks to retain the unique character of the harbour area by restricting any new buildings and ensures that the replacement of huts only takes place where they are beyond repair and the appearance of the replacement is closely related to the size, shape, design and materials used on the existing hut. It accepts extensions to water compatible and essential infrastructure land uses provided it will not increase the risk of flooding; will not affect the structural integrity of the flood defence; and is needed for the applicant's employment at the harbour and such development cannot be accommodated elsewhere.

Policies WLP8.37 and WLP8.39 seek to protect and enhance the areas historic environment including conservation areas. Policy WLP8.29 relates to design and seeks to ensure high quality designs that complement local character.

Given the sewage pumping station will effectively be housed within a building that currently exists, it will have limited visual impact, and not result in any change to the appearance of the area. Whilst the proposal results in the replacement of a building that is not in a poor state of repair it has to be demolished to enable construction work to take place. The building will be reinstated to match the existing exactly, which is a modest black stained timber clad hut with a felt dual pitched roof. The proposal will thus not harm the character and appearance of the conservation area, and neither will it adversely affect the visual qualities of the AONB landscape. It will in fact be an improvement to the environment as it will address an existing pollution problem. The proposal does not affect parking at the site and will not adversely impact on existing uses.

The Environment Agency is satisfied that the installation will not cause any flood risk issues and will not affect the integrity of the flood defences.

The proposal is thus considered to satisfy the criteria of policy WLP6.2 and will seek to preserve and enhance the character of the conservation area in line with policies WLP8.37 and WLP8.39.

Conclusion

The proposal will seek to address an existing pollution problem and enable the continued operation of a well-established business which provides local employment. It would not result in any harm to the character of the area or heritage assets, nor would it cause flood risk issues. The proposal is in compliance with the Development Plan.

Recommendation

Approve, subject to conditions including one that seeks to ensure that on completion of the installation the hut is re-built to match the existing exactly.

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 Plans and supporting documents submitted with application received 17/02/20 and site plan received 18/02/20 and email correspondence and plan showing route of foul drain sent 06/04/20, 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.

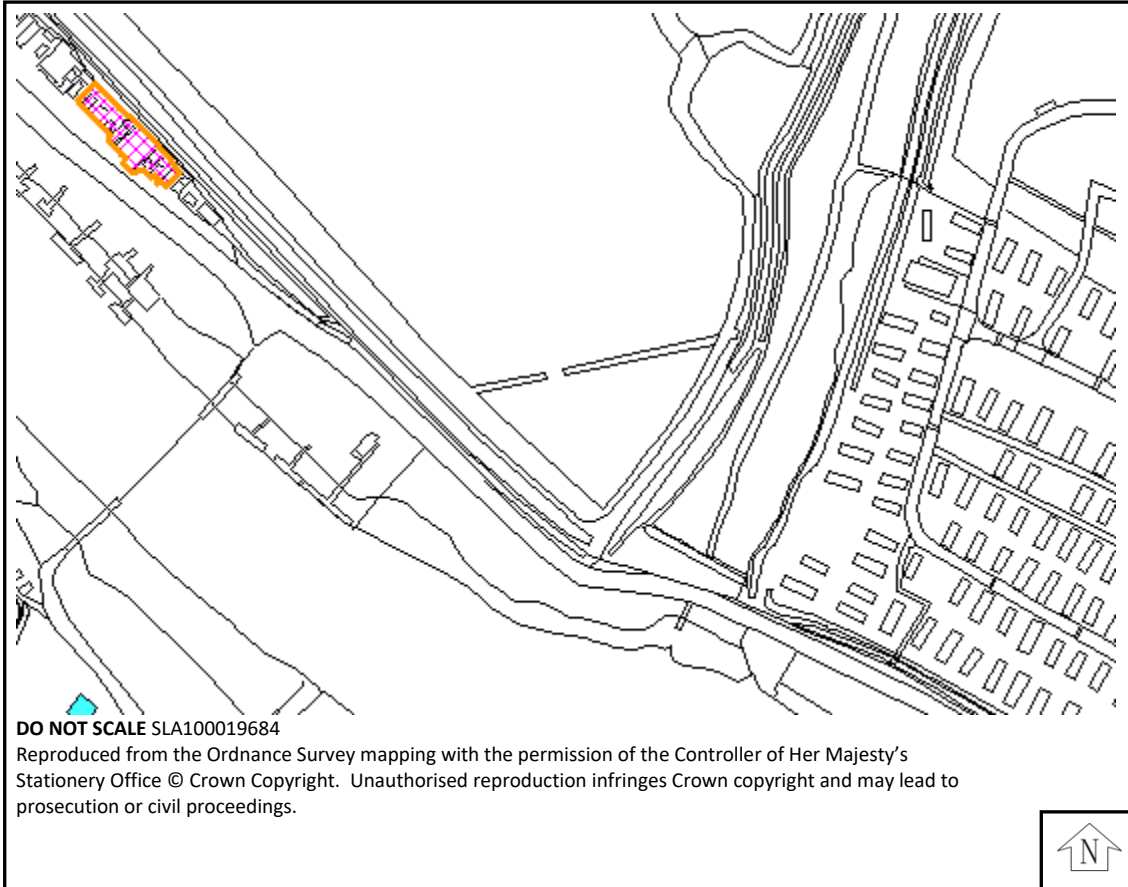
3. The hut shall be re-instated to match the existing exactly in all respects including materials used, once the pumping station has been installed.

Reason: To ensure the preservation and enhancement of heritage assets.





Background information

See application reference DC/20/0643/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5QGO1QXHRW00>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support