



Planning Committee South

Planning committee - 24 August 2021

Application no DC/21/2701/FUL

Location

Martello Ramp (adjacent New Cafe)
Corner Sea Road
Orford Road
Felixstowe
Suffolk

Expiry date 5 August 2021
Application type Full Application
Applicant East Suffolk Council

Parish Felixstowe

Proposal Provision of new replacement accessible beach access ramp over sea defence wall.

Case Officer Rachel Lambert
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1. Summary

- 1.1. This application seeks full planning permission for the provision of a new replacement beach access ramp over the existing sea defence wall, located to the south of the newly constructed Martello Café. It is considered acceptable in principle and would provide an improved means of accessibility to/from the promenade and Martello Park.
- 1.2. As the applicant and landowner is East Suffolk Council, the proposal is to be determined at Planning Committee in accordance with the scheme of delegation.
- 1.3. The application is recommended for approval subject to conditions.

2. Site description

- 2.1. The application site is located southeast of the newly constructed Martello Café, positioned to the northern extent of Martello Park, south-west of 'Orford Shelter', on the corner of Sea Road and Orford Road, Felixstowe. An existing ramp access over the sea wall currently links the pavement along Sea Road and Orford Road to the beachfront.
- 2.2. The site is located within Flood Zone 2, within 16 meters of a tidal river (includes the sea as per Environment Agency guidance) and inside a 30-metre risk zone landward of an area where the intent of management is to Hold the Line (HTL). No other environmental constraints apply.
- 2.3. A scheduled monument (Martello Tower) is located over 200 metres to the south west, within the park.

3. Proposal

- 3.1. The application seeks to replace the existing beach ramp access over the sea defence wall, which is located at the corner of Sea Road and Orford Road, Felixstowe. The replacement structure will look relatively similar, with only minimal changes proposed, as listed below:
 - Increase in width from approximately 1.5 metres to 1.6 metres;
 - The addition of steps from the beach on the southern elevation - increasing the overall length of the structure to approximately 13 metres (excluding the concrete landings);
 - Lengthening of the ramp by approximately 5.5 metres along the Martello Park side to allow for a landing area (1.5 metres in length) within the mid-section;
 - An extension to existing concrete landing/paving at the end of the ramp to the promenade side; and
 - Variation in materials from just timber to galvanised posts, Iroko rails, and marine ply decking with slip resistant material.

4. Consultations/comments

- 4.1. No third-party comments have been received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	16 June 2021	24 June 2021
"Committee recommended APPROVAL."		

Statutory consultees

Consultee	Date consulted	Date reply received
Marine Management Organisation	4 August 2021	4 August 2021
Summary of comments: No objection – informative applies regarding marine licence requirements.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	4 August 2021	No response
Summary of comments: Awaiting response – consultation end date 25 August 2021.		

Non statutory consultees

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	16 June 2021	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
East Suffolk Head of Coastal Management	16 June 2021	30 June 2021
Summary of comments: Coastal Erosion Vulnerability Assessment to be submitted.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	4 August 2021	No response
Summary of comments: Refer to guidance for minor applications.		

Publicity

None

Site notices

General Site Notice	Reason for site notice: General Site Notice Date posted: 5 July 2021 Expiry date: 26 July 2021
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5. Planning policy

National Planning Policy Framework 2021

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)

SCLP11.1 – Design Quality (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

Principle

- 6.1. Given the scale and nature of the proposed structure, it is considered permitted development Under Class A, Part 12, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which enables a wide range of relatively small public services works and infrastructure to be carried out by local authorities.
- 6.2. As such, the principle of the replacement access ramp is deemed acceptable.

Visual amenity

- 6.3. The proposed ramp will replace the existing ramp structure, which is relatively similar in scale and style. The slight variation in width and length will improve accessibility over the sea wall and the proposed materials are akin to the coastal setting (galvanised posts, Iroko rails, and marine ply decking). Overall, the design demonstrates an understanding of the local character and seeks to enhance existing features in accordance with Policy SCLP11.1 (Design Quality).

Coastal management and flood risk

- 6.4. The site is located within Flood Zone 2 and already comprises an access ramp over the sea wall, which the proposal seeks to replace. As determined by the Government's flood risk vulnerable classification, the structure is deemed as 'water compatible' and is appropriate development within Flood Zone 2. Furthermore, minor development such as this is unlikely

to raise significant flood risk issues unless: it would have an adverse effect on a watercourse, floodplain or its flood defences; or would impede access to flood defence and management facilities. In this instance, the local planning authority will rely on the Environment Agency's advice on flood risk assessment to ensure the development conforms to any flood risk advice.

- 6.5. Although the site does not fall within the defined Coastal Change Management Area, it is located within a 30-metre risk zone landward of areas where the intent of management is to Hold the Line (HTL) - as detailed in Shoreline Management Plan 7. A Coastal Erosion Vulnerability Assessment (CEVA) is therefore required to ensure that access to coastal defences is not inhibited by new and replacement development, as requested by the East Suffolk Council's Coastal Management team. However, it is acknowledged that this measure should not be used in such a manner that precludes development from coming forward. A completed CEVA was submitted by the applicant on Thursday 5 August – an updated response from the coastal management team is still pending.
- 6.6. The replacement ramp is similar in height and scale to the existing structure and will not impact the sea wall or restrict any existing maintenance access, required by the Environment Agency. Although a formal response to the application is yet to be submitted by the Environment Agency, the applicant had received comments from a representative following discussion prior to submission, these are summarised below:
- It doesn't look as though the proposed works will interfere with Environment Agency walls or gates in the area so there are no major concerns.
 - Before and after photos to be taken of the walls to ensure no damage has occurred during construction.
 - The existing ramps are not designated Environment Agency assets - renovations will not be their responsibility. It is assumed that the operator will accept responsibility for the construction and any future maintenance of the ramps.
 - Consideration will be given to securing future access to the Environment Agency maintained defences and the future maintenance of the ramps – it may be necessary to condition such matters either for the lifetime of the permit or in perpetuity. This will involve considering who the operator and landowners are, particularly if they are different persons, something to clarify in any future permit application.
- 6.7. Should the Environment Agency provide further comments prior to the committee meeting these will include within the respective update sheet.
- 6.8. The applicant has acknowledged the associated risk of coastal erosion, accepting responsibility for the construction and any future maintenance of the ramp.

7. Conclusion

- 7.1. Overall, the proposed replacement access ramp to the south of the newly constructed Martello Cafe is considered acceptable in principle and would provide an improved means of accessibility to/from the promenade and Martello Park, both in terms of public safety and design quality.

- 7.2. Subject to confirmation from the Environment Agency that there are no resulting impacts on their assets or on the future maintenance of the sea wall, the application is recommended for approval subject to conditions.

8. Recommendation

- 8.1. Authority to approve subject to the consideration of any formal comments received from the Environment Agency and confirmation from East Suffolk Council Coastal Management team that the submitted Coastal Erosion Vulnerability Assessment satisfies their requirements.

Conditions:

1. The development hereby permitted shall begin no later than 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 not be carried out other than in complete accordance with the following drawings, received on 3 June 2021:

- Site location plan (drawing number: 20215 7);
- Block plan (drawing number: 20215 5 A); and
- Proposed elevations (drawing number: 20215 2 A).

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

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed by the local planning authority.

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

4. Prior to commencement, details of an agreement with East Suffolk Council - Coastal Management Team, regarding liability for future potential modification of the works (including temporary part removal) as required, should this be necessary to carry out works to the adjacent existing defences that the planned works will adjoin and/or take support from.

Reason: In order to ensure the proposed works will not affect future maintenance of pre-existing sea defences.

5. The development shall be carried out in accordance with the approved 'level A' Coastal Erosion Vulnerability Assessment, unless otherwise agreed by the local planning authority.

Reason: In the interests of coastal change management and to ensure that access to coastal defences is not inhibited by new and/or replacement development.

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 (2021) and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. Works activities taking place below the mean high-water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high-water springs mark or in any tidal river to the extent of the tidal influence. Applicants are directed to the MMO's online portal to register for an application for marine licence: www.gov.uk/guidance/make-a-marine-licenceapplication .
3. Marine Licensing
Works activities taking place below the mean high-water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009.

Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence.

Applicants should be directed to the Marine Management Organisation's (MMO) online portal to register for an application for marine licence: <https://www.gov.uk/guidance/make-a-marine-licence-application>

You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in English waters.

The MMO is also the authority responsible for processing and determining Harbour Orders in England, together with granting consent under various local Acts and orders regarding harbours.

A wildlife licence is also required for activities that that would affect a UK or European protected marine species.

The MMO is a signatory to the coastal concordat and operates in accordance with its principles. Should the activities subject to planning permission meet the above criteria then the applicant should be directed to the follow pages: check if you need a marine licence and asked to quote the following information on any resultant marine licence application:

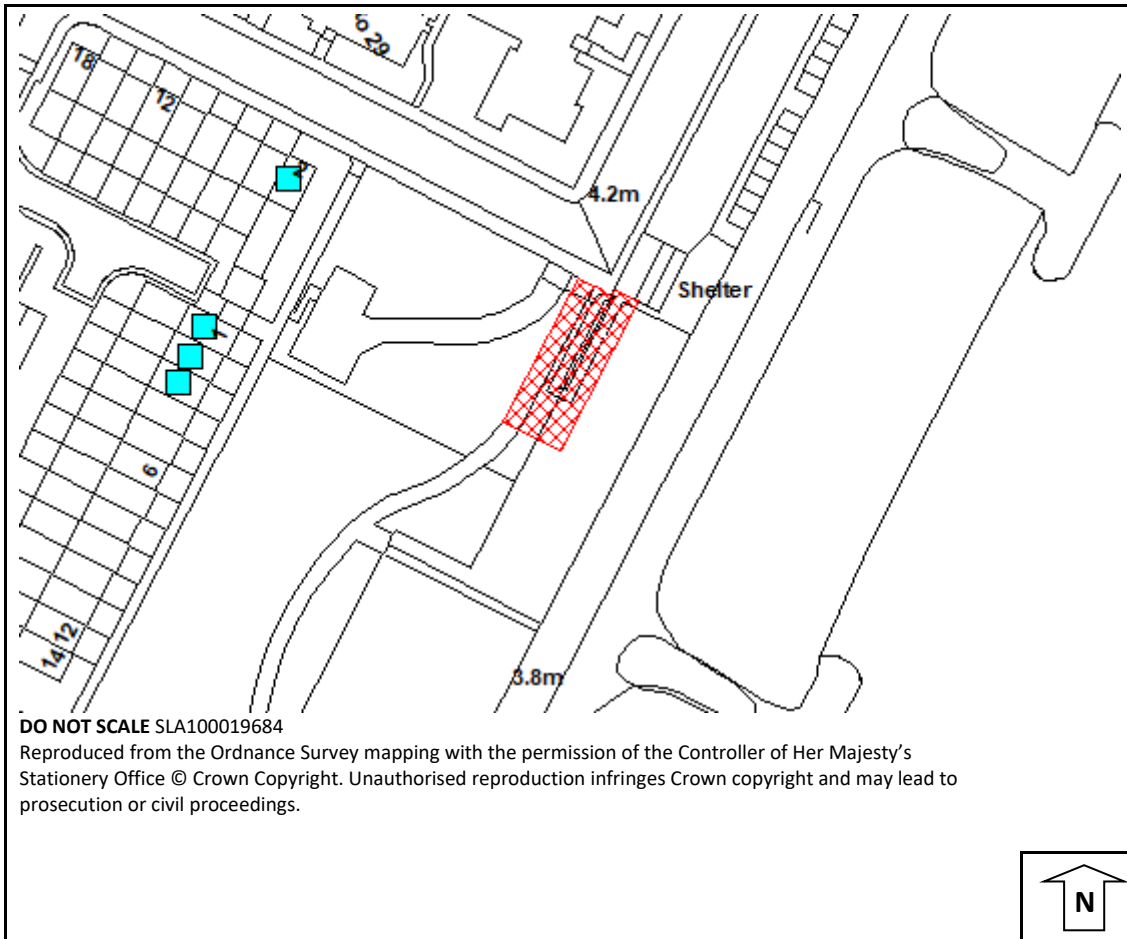
- * local planning authority name,
- * planning officer name and contact details,
- * planning application reference.

Following submission of a marine licence application a case team will be in touch with the relevant planning officer to discuss next steps.

Background information

See application reference DC/21/2701/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support