



Committee Report

Planning Committee North - 13 July 2021

Application no DC/21/2305/FUL

Location

Gun Hill Beach Cafe
Promenade
Southwold
IP18 6HF

Expiry date 13 July 2021

Application type Full Application

Applicant Gun Hill Beach Cafe

Parish Southwold

Proposal New single storey extension to create new kitchen and servery

Case Officer Michaëlle Coupe

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1. Summary

- 1.1 Planning permission is sought for an extension to the existing beach kiosk at the end of the promenade at Gun Hill. It lies within the Conservation Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

Reason for Committee

- 1.2 The application is before Planning Committee (North) because the application site is located on land within the ownership of East Suffolk Council.

Case for Development

- 1.3 The proposed extension will improve the current operational facilities allowing staff to work safely. The scale, form and appearance of the extension respects the character of the existing kiosk and will not cause harm to the significance of the Conservation Area or the character of the AONB.

Recommendation

- 1.4 The development will enhance this existing tourist facility in accordance with the Development Plan and is recommended for approval.

2. Site description

- 2.1 Gun Hill Beach Kiosk lies at the end of the promenade below the cliff at Gun Hill. Immediately adjacent is a row of beach huts. There is existing concrete path to the south of the kiosk providing access from Gun Hill to the beach beyond which are the sand dunes.
- 2.2 The building is single storey with shallow pitch roof covered in felt and the walls clad in painted timber boarding. There is a terrace with outdoor seating immediately in front of the building. The kiosk provides hot and cold food, drinks, ice creams and beach equipment. A small rear extension was added in 2017.

3. Proposal

- 3.1 It is proposed to add a side extension onto the northern end of the kiosk, in keeping with the current roofline and character of the existing building and utilising matching materials. The proposal extends the length of the building by 2.4m with the width matching the existing at 4.4m.
- 3.2 It is explained that operating under the covid restrictions has highlighted the need for more space for staff to work safely under H&S obligations. There is insufficient space to provide the facilities they offer which is compounded by the need to take orders and serve customers from the same servery hatch. There is also limited space to accommodate necessary mechanical ventilation which is needed given the high temperatures cooking within the premises generate, which is unbearable for staff in the height of the summer. The extension will therefore improve the way the kiosk can function, creating a designated cooking zone and servery counter for food orders and being able to accommodate extraction.

4. Consultations/comments

- 4.1 No third-party representations have been received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Southwold Town Council	24 May 2021	15 June 2021
Summary of comments: No objection		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	N/A	No response
Summary of comments: No response received to date		

Consultee	Date consulted	Date reply received
East Suffolk Head Of Coastal Management	N/A	No response
Summary of comments: No response received to date		

Consultee	Date consulted	Date reply received
SCC Rights Of Way	24 May 2021	No response
Summary of comments: No response received		

6. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	28 May 2021	21 June 2021	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	28 May 2021	21 June 2021	Lowestoft Journal

7. Site notices

General Site Notice	Reason for site notice: Conservation Area Date posted: 11 June 2021 Expiry date: 2 July 2021
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8. Planning policy

National Planning Policy Framework 2019 (NPPF)

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)

WLP8.35 - Landscape Character (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)

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

9. Planning considerations

- 9.1 Under Section 38(6) of the Planning and Compulsory Purchase Act (2004), all applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 9.2 Given the site location in the Conservation Area there is a duty under Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that with respect to any buildings or other land in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. This statutory duty is reflected in the historic environment objectives of the NPPF, and relevant Local Plan policies listed in section 8.
- 9.3 The existing kiosk provides a valuable tourist facility in a prominent and accessible beachside location. The proposed extension is modest in size and scale enabling much improved working environment for staff and allowing it to continue to benefit the local tourism industry which the Local Plan recognises is a vital part of the Districts economy.
- 9.4 The design of the extensions relates well to the existing in terms of its form and appearance and materials used and would not be harmful to its immediate surroundings. The proposals would seek to preserve and enhance the character of the Conservation Area and would not result in any greater harm to the scenic beauty of the AONB. The proposals thus accord with local plan policies WLP8.29; WLP8.37; WLP8.39 and WLP8.35
- 9.5 Given the location of the Kiosk within the Coastal Change Management Area, there is a requirement, under Local Plan policy WLP8.25 for the applicant to demonstrate an awareness of the risk of erosion to the proposed development through the completion of a Coastal Erosion Vulnerability Assessment (CEVA). The submission of such a document is expected to address the requirements of the policy and as such the application can be recommended for approval subject to this being done.
- 9.6 The extension does not increase the extent of non-permeable area and the development will not increase the risk of flooding elsewhere.

10. Conclusion

- 10.1 The proposals seek to improve an established tourist facility providing a valuable amenity to beach users and other visitors, without causing harm to its surroundings, in accordance with the Development Plan.

11. Recommendation

- 11.1 Authority to Approve subject to the submission of a CEVA and it being found acceptable in consultation with the Coastal Management Team, and the following controlling conditions.

12. 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 drawings PL570/03 received 19/05/21 and PL570/01 received 11/05/21, 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.

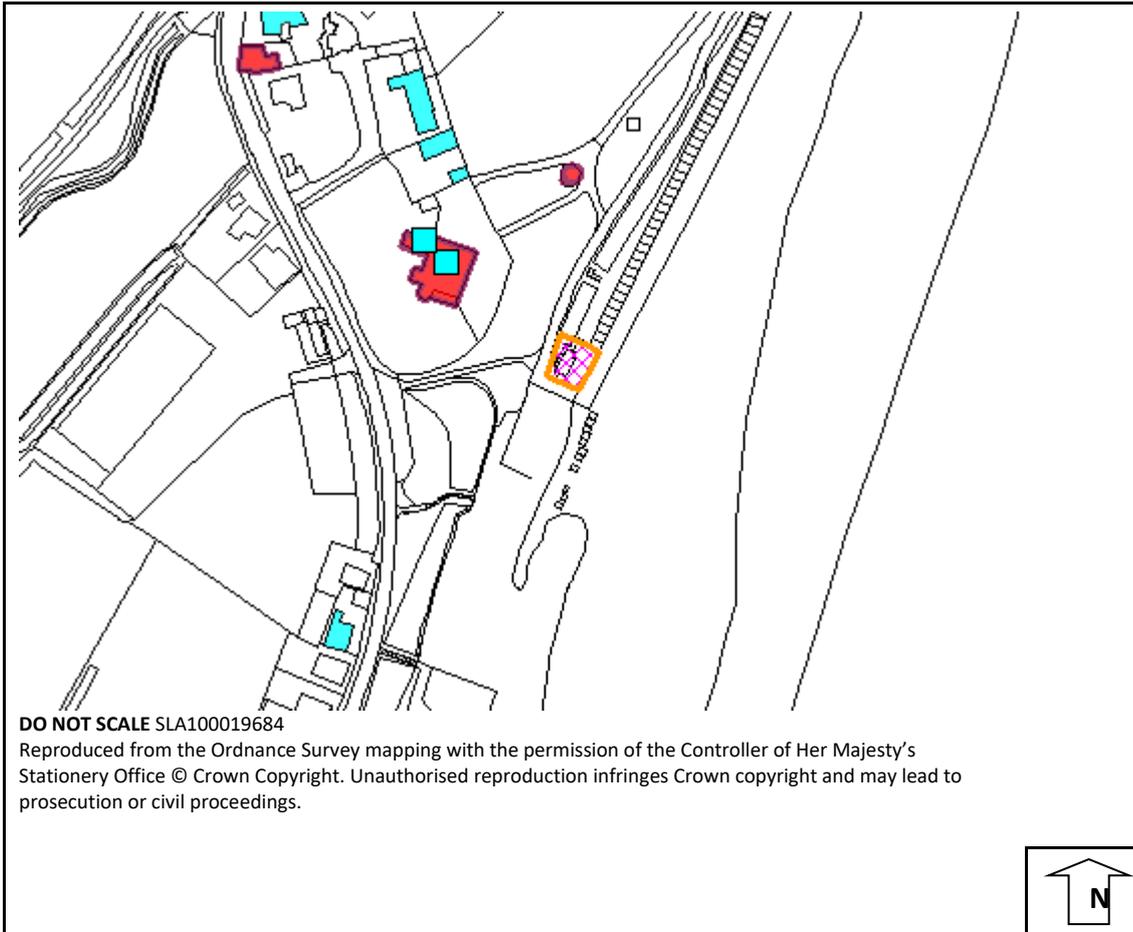
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the satisfactory external appearance of the development.

Background Papers

See application reference DC/21/2305/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support