

Item: 13

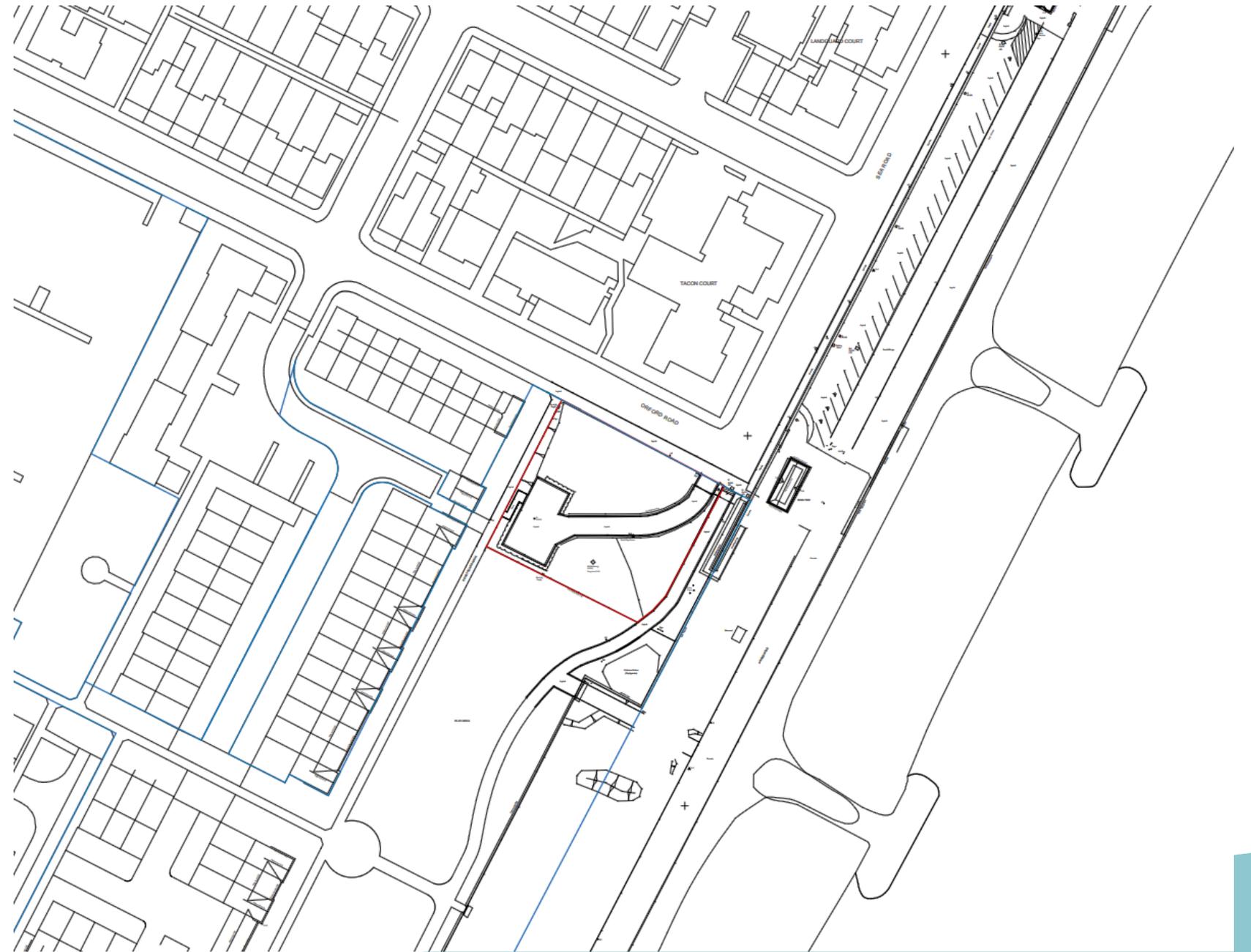
DC/21/2166/VOC

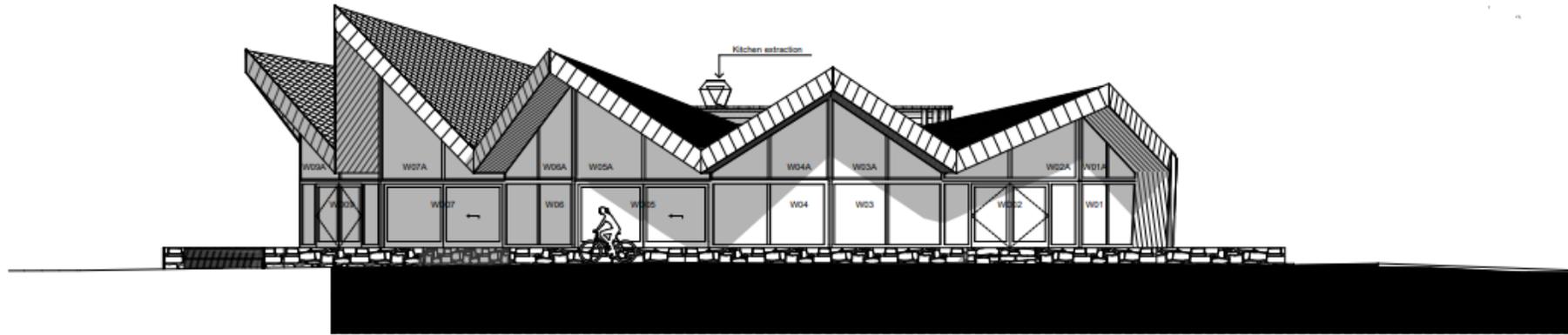
Variation of conditions 2 & 5 of DC/18/3173/FUL -
To create a new beach cafe along with a meeting events space with associated landscaping, including stopping up of existing vehicular entrance and construction of new vehicular access off Orford Road.

Proposed Cafe/Restaurant Coastguard Walk
Felixstowe Suffolk

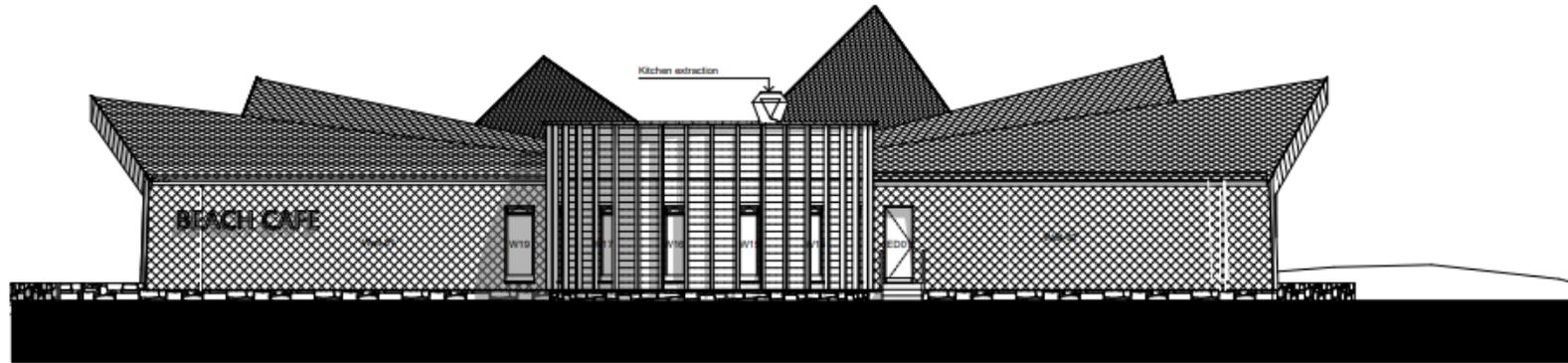


Site Location Plan

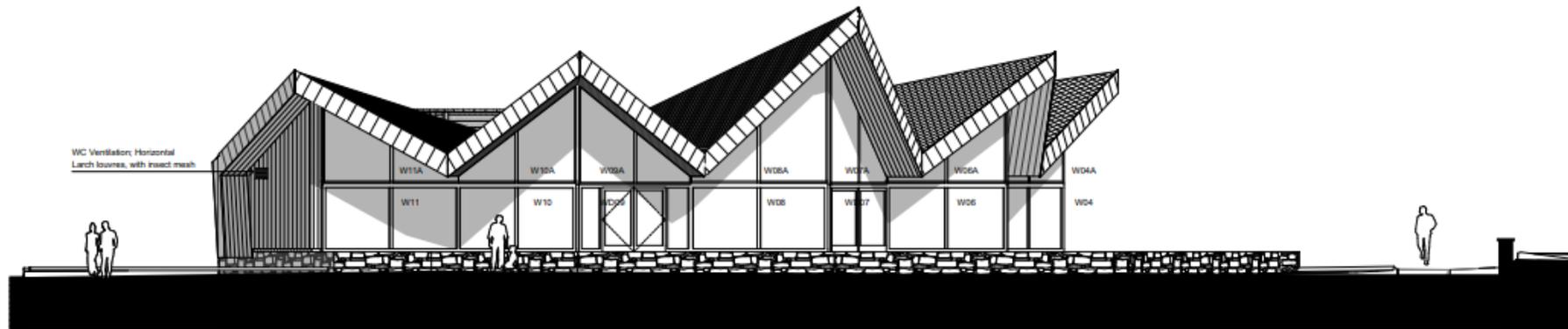




SOUTH EAST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



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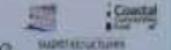
Barnes







HERMAN DE STERN **LANDGUARD FORT**



Coastal
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Barney p100 MAPSTRUCTURES

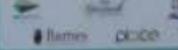
MARTELLO TOWER



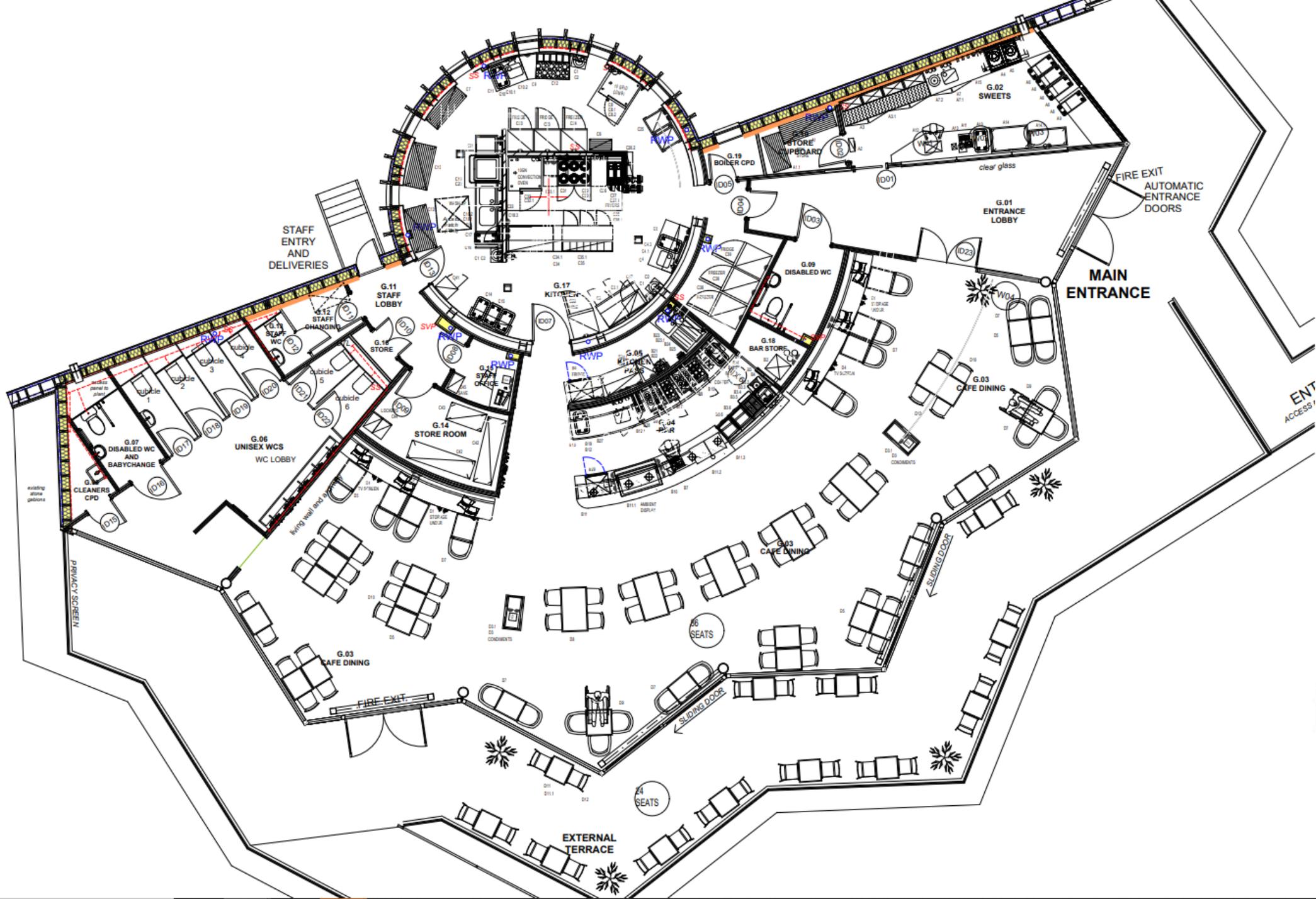
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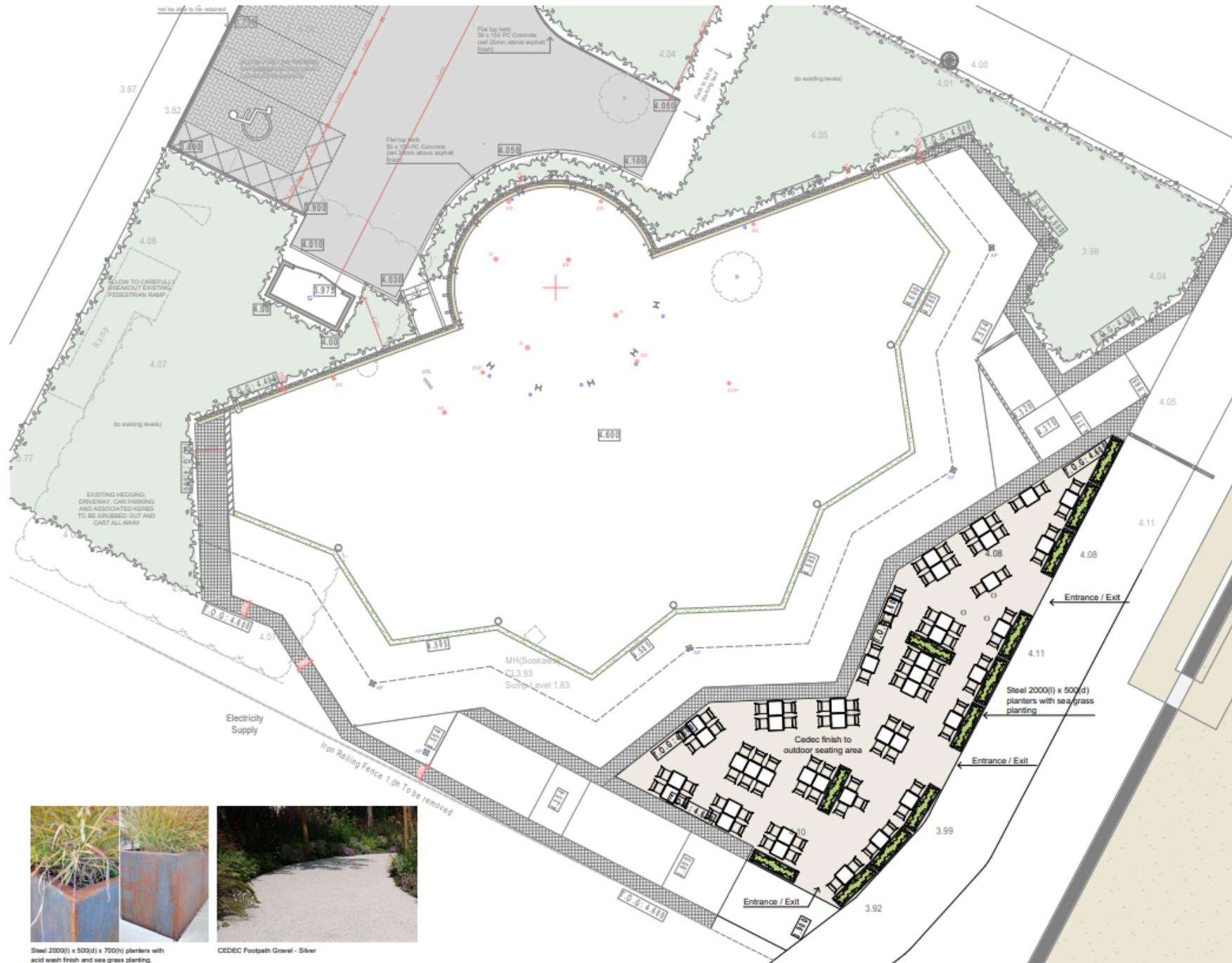
Barney p100 MAPSTRUCTURES

BEACH STATION & THE CAVE



Barney p100

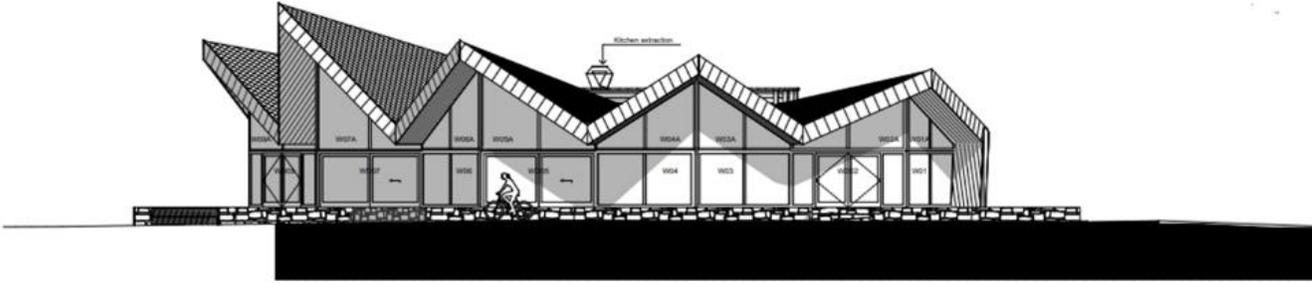




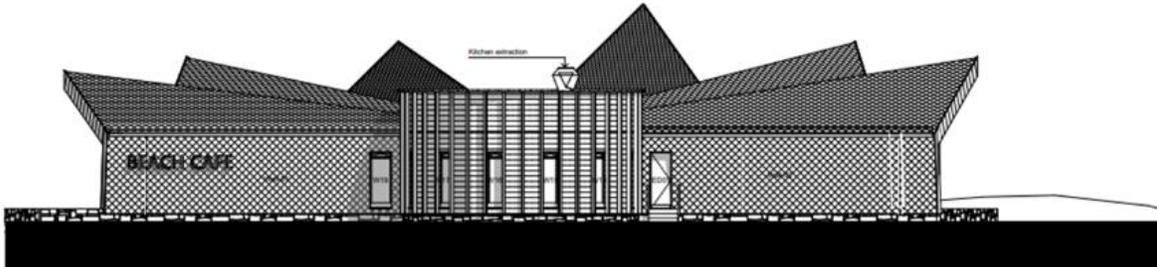
Steel 2000(l) x 500(d) x 700(h) planters with acid wash finish and sea grass planting



CEDEC Footpath Gravel - Silver



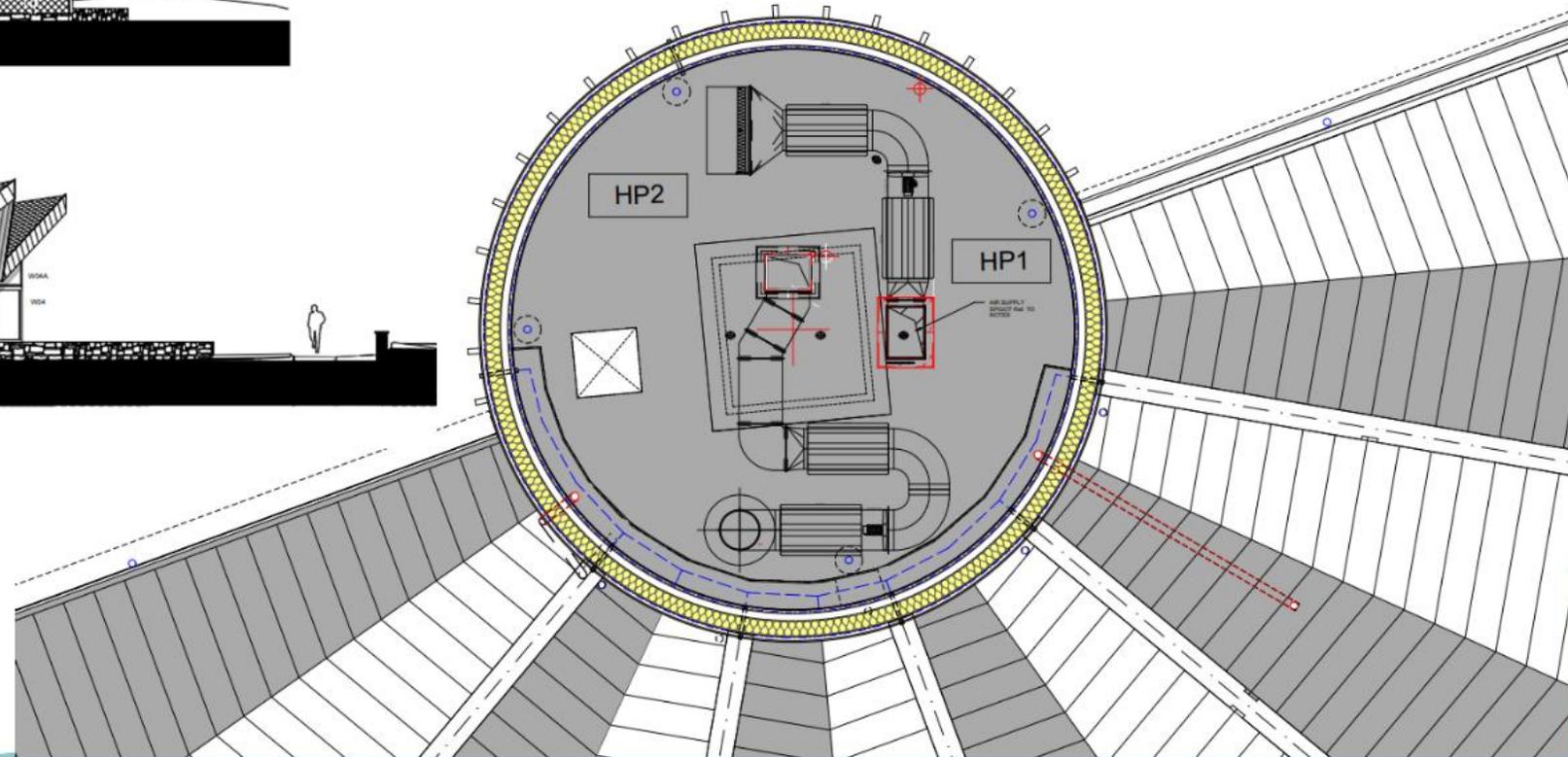
SOUTH EAST ELEVATION 1:100



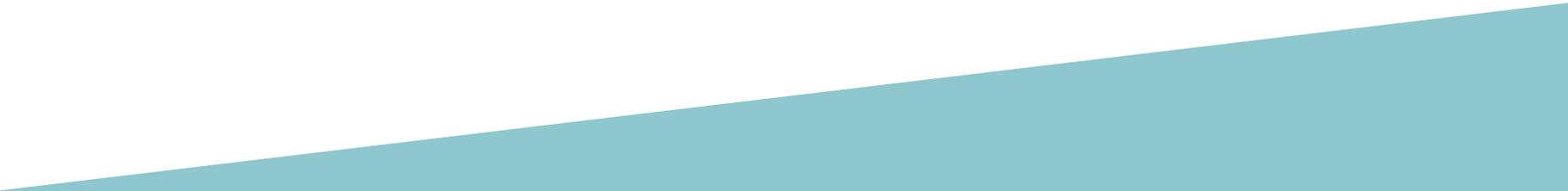
NORTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



Material Planning Considerations and Key Issues

- Loss of dedicated community spaces and alternatives put forward
 - The effect of this on the overall consent previously approved
 - The effect of the details submitted in respect of ventilation and extraction – noise and odour, including the larger kitchen.
 - Proposed landscaping now accommodating seating on the landscaped area in front of the building and external terrace, including visual and amenity effects.
- 

Recommendatio

n Authority to approve the variations of conditions, subject to the receipt of final details and approval of extraction and ventilation equipment and subject to an additional condition being imposed for the agreement and implementation of stage two of the community use agreement.

Conditions:

1. Following 12 months from the opening of the Café/Restaurant use, stage two of the community use agreement or strategy shall be submitted to the Local Planning Authority for consideration detailing the extent of use of the building for community purposes and activities along with any other facilities relied up in the area for this purpose. This will need to be agreed, implemented and maintained within 18 months from the opening.

- Reason: To ensure that the original community space is catered for in the longer term through alternative means.
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- 2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with the following plans received 31 July 2018,
- PL343-A01-01 - Location Plan
- Revised Internal Layout drawing ID01-04A,
- PL343 - A02-12 Proposed Elevations
- PL343 - A04-11 Proposed External Works Plan
- PL343 A02-02C (in respect of some landscaping, access and bin storage previously agreed)
- A02-13 Proposed Roof Plant Plan.
-
- for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
- Reason: To secure a properly planned development.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, 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

4. The working hours in connection with the use/building[s] hereby permitted, shall not be other than between 8am and 11pm Monday to Saturday; 8am and 10pm on Sundays and Bank Holidays.

Reason: In the interests of amenity and the protection of the local environment.

5. The ventilation and extraction equipment Detailed on drawings and documents (to be confirmed) shall be the only the equipment approved by means of this condition and shall be installed and operated.

Reason: In the interest of residential amenity

6. The delivery of goods and removal of waste shall restricted to undertaken only between 8am and 6pm Mondays to Saturdays and at no times outside of these hours.

Reason: In the interest of residential amenity

7. There shall be no live or amplified music outside of the building hereby approved.

Reason: In the interest of residential amenity

8. Prior to the commencement of development, a Construction Management and Deliveries Plan shall be submitted to the Local Planning Authority for approval. The construction of the dwelling hereby approved shall be undertaken in strict accordance with the approved Plan.

Reason: In the interest of residential amenity and to reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

9. The access shall be completed in all respects in accordance with Drawing No. PL343 A02-02C and SCC Standard Drawing DM10; with an entrance width of 4.5m and be available for use before first occupation.

Thereafter it shall be retained in its approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively closed to the satisfaction of the Highways Authority "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure the approved layout is properly constructed and laid out and to avoid multiple accesses which would be detrimental to highway safety.

10. The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number PL343 A02-02C shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

11. The use shall not commence until the area(s) within the site shown on drawing number PL343 A02-02C for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

12. Before the use is commenced approved details of the areas to be provided for secure cycle storage shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision of sustainable secure cycle storage.

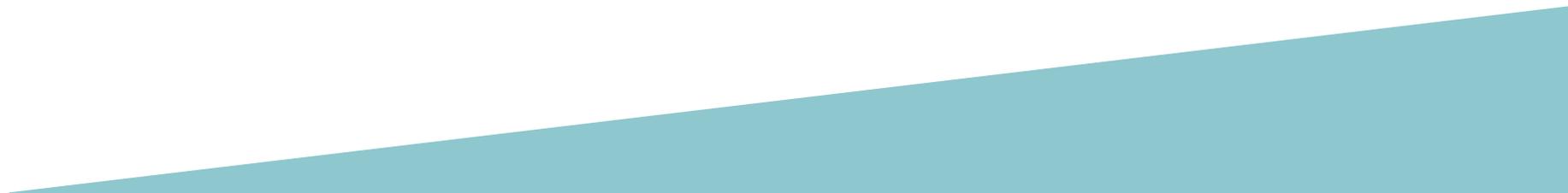
13. Before the access is first used means to prevent the discharge of surface water from the development onto the highway shall be carried out in its entirety and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

Objector/ Supporter/ Interested Party



Parish / Town Council



Applicant/Agent

