

**Item: 7**

DC/21/4756/FUL

Resiting of 16 Existing huts from current location at the Spa Con Prom to permanent site at manor End - Area between Sea Wall and Promenade

Beach Hut Area, South Seafront, Langer Road, Felixstowe, Suffolk



# Summary

This application seeks full planning permission for the siting of 16 beach huts (relocated from the spa area) to land between the promenade and sea wall in front of Martello Park. The scheme is not considered acceptable as it will result in the loss of priority habitat and is recommended for refusal.

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.





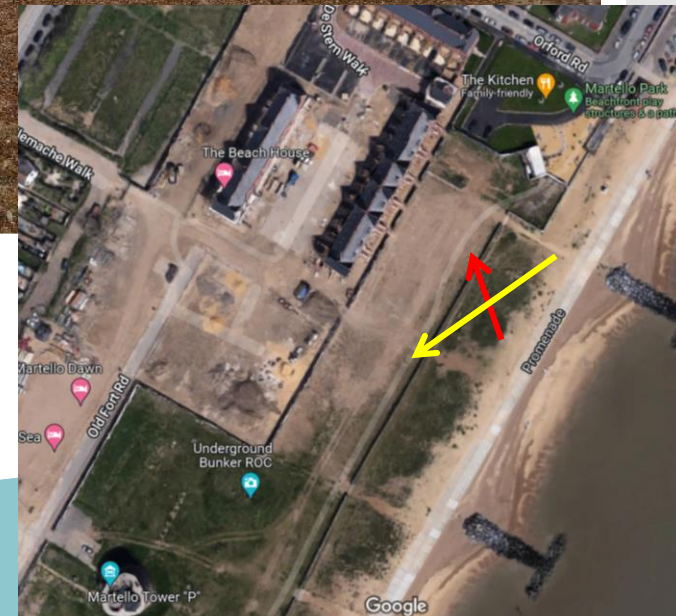
# Site photos



View west from the promenade



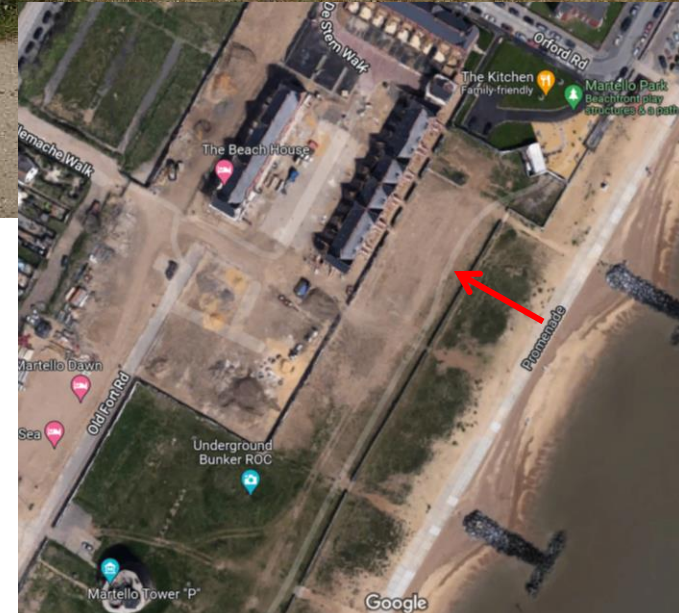
View looking northwest







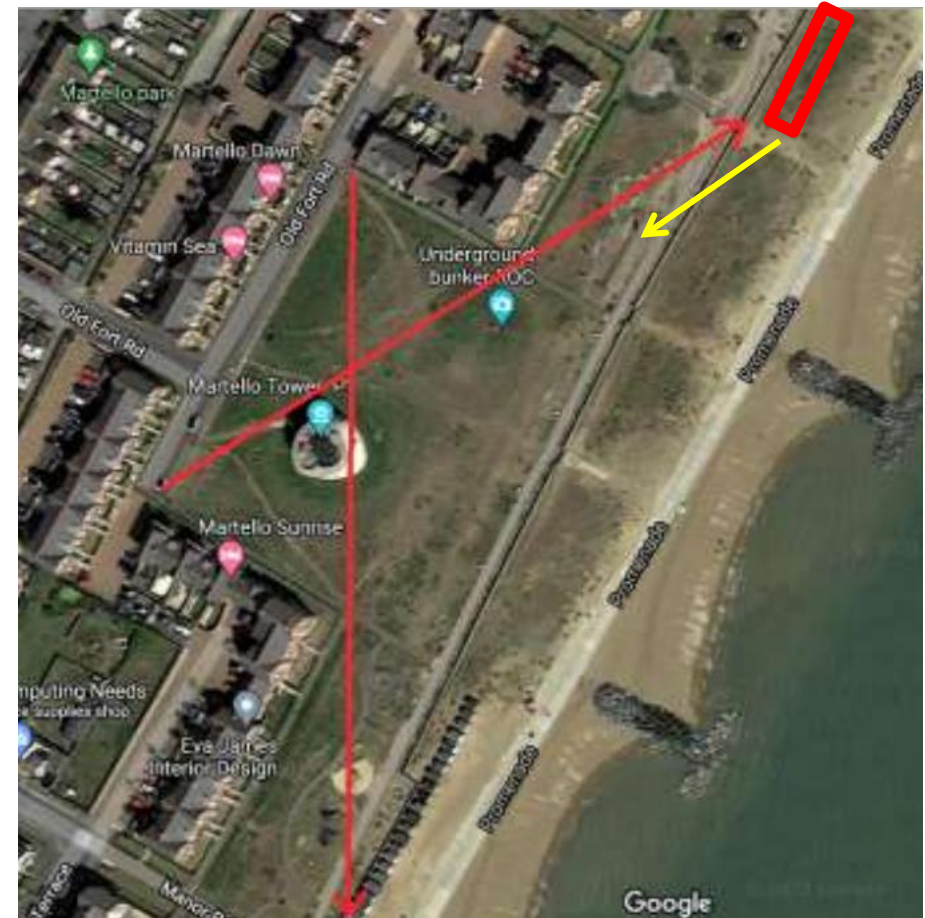
View looking west, play equipment to Martello Park behind sea wall and vegetated shingle habitat







View southwest towards Martello Tower



Siting of beach huts to the north of the protected sightlines from Scheduled monument from HIA



# Site photos



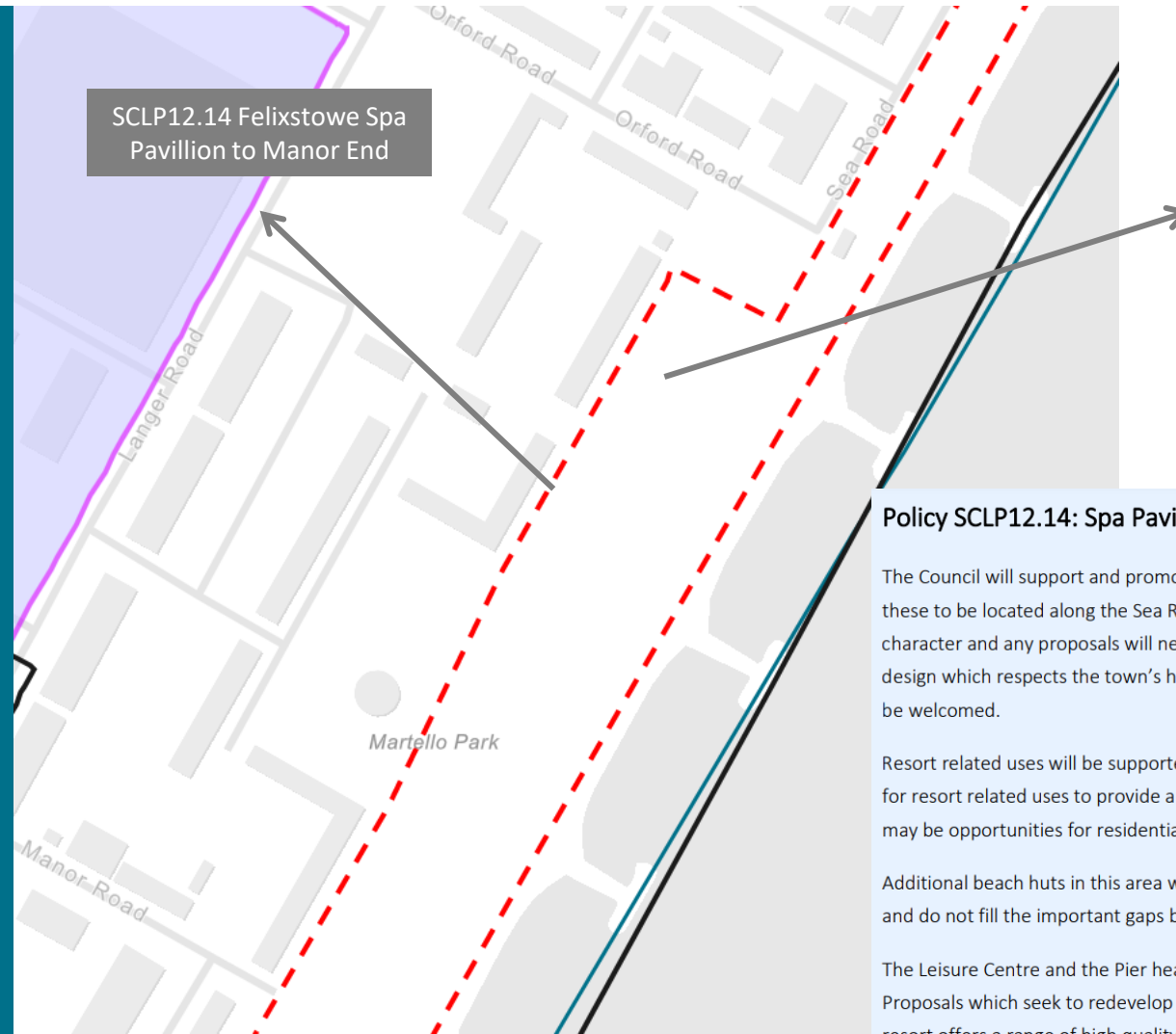
View from walkway in Martello Park towards north



View from walkway in Martello Park towards south



# Site location – policy context



SCLP12.14 Felixstowe Spa  
Pavillion to Manor End

Site location

## Policy SCLP12.14: Spa Pavilion to Manor End

The Council will support and promote high intensity tourist uses in this area, with a high proportion of these to be located along the Sea Road frontage. The area has, in part, a rich Edwardian and Victorian character and any proposals will need to maintain the active commercial frontage and be of a high quality design which respects the town's heritage. Proposals which actively encourage new resort experiences will be welcomed.

Resort related uses will be supported on the Sea Road frontage. Proposals should consider the whole site for resort related uses to provide a vibrant mix of activities. Where this is not possible or unviable there may be opportunities for residential units on upper floor or at the rear of sites.

Additional beach huts in this area will be limited to locations which complement the existing resort uses and do not fill the important gaps between huts.

The Leisure Centre and the Pier head are the focal point of tourism related activities in Felixstowe. Proposals which seek to redevelop and support this central location will be supported to ensure that the resort offers a range of high quality attractions for visitors and residents, as set out in Policy SCLP12.16.

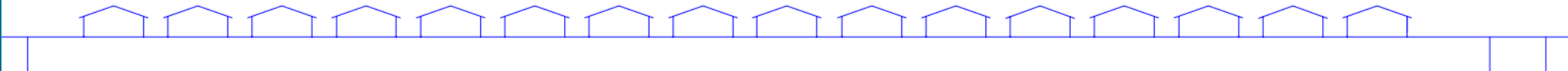
Between the Pier and the Spa Pavilion, activities which promote cultural attractions including cafes, restaurants and shops on the ground floor will be supported where they make a positive contribution to the significance of the two Conservation Areas, and respect the Registered Gardens and the Victorian and Edwardian architectural heritage of the resort. Proposals which provide a link between the resort and the town centre will also be supported.



# Elevations



EAST (SEAWARD) ELEVATION



WEST (LANDWARD) ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

# Policy SCLP10.1

## Policy SCLP10.1: Biodiversity and Geodiversity

Development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and improvement to linkages between habitats, such as wildlife corridors and habitat 'stepping stones'. All development should follow a hierarchy of seeking firstly to avoid impacts, mitigate for impacts so as to make them insignificant for biodiversity, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.

Proposals that will have a direct or indirect adverse impact (alone or in-combination with other plans or projects) on locally designated sites of biodiversity or geodiversity importance, including County Wildlife Sites, priority habitats and species, will not be supported unless it can be demonstrated with comprehensive evidence that the benefits of the proposal, in its particular location, outweighs the biodiversity loss.

New development should provide environmental net gains in terms of both green infrastructure and biodiversity. Proposals should demonstrate how the development would contribute towards new green infrastructure opportunities or enhance the existing green infrastructure network as part of the development. New development must also secure ecological enhancements as part of its design and implementation, and should provide a biodiversity net gain that is proportionate to the scale and nature of the proposal.



# Material planning considerations

The following material planning considerations have been considered – as addressed within the reporting:

- Landscape and visual amenity
- Ecology
- Coastal environment and flood risk

# Recommendation

## **Authority to refuse**

The proposal would result in the direct and indirect loss of vegetated coastal shingle habit which is a designated priority habitat for which local and national policy considerations seek to safeguard and protect such areas