



Committee Report

Planning Committee South – 26 July 2022

Application no DC/22/1996/FUL

Location

Kiosk Site Near Bent Hill
The Promenade
Undercliff Road West
Felixstowe
Suffolk
IP11 2AB

Expiry date 10 July 2022

Application type Full Application

Applicant Mr J. Newman

Parish Felixstowe

Proposal Replacement beach side kiosk adjacent to promenade

Case Officer Mark Brands
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1. Summary

- 1.1. Full planning permission is sought for the replacement of a beachside kiosk adjacent to the promenade in Felixstowe.
- 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.

2. Site Description

- 2.1. The site is located on the beachside of the promenade between the Spa Pavilion and Pier. The present site is the concrete plinth and base, with Peters Ice Cream kiosk having been removed from the site. The conservation area does not extend to the beachside part of the

promenade. The site is in a relatively prominent location, as the road and roadside greens are at a higher level, with the site in close proximity to Bent Hill. As such this is one of the main routes from the town centre to the seafront, with bars and cultural spaces by this junction and sea frontages.

3. Proposal

- 3.1. The proposal is for the replacement of a beachside kiosk adjacent to the promenade. The former Peters Ice Cream kiosk has already been removed from the site, with only the concrete base remaining.

4. Third Party Representations

- 4.1. No third party representations have been received, consultation period has expired.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	25 May 2022	9 June 2022
Summary of comments: Committee recommended APPROVAL and welcomed this addition to the tourism offer in Felixstowe.		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Head Of Coastal Management	31 May 2022	No response
Summary of comments: No response received; consultation period has expired.		

Consultee	Date consulted	Date reply received
Felixstowe Society	N/A	4 July 2022
Summary of comments: No objections.		

Consultee	Date consulted	Date reply received
East Suffolk Economic Development	25 May 2022	No response

Summary of comments:
No response received; consultation period has expired.

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	25 May 2022	No response

Summary of comments:
No response received; consultation period has expired.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	25 May 2022	26 May 2022

Summary of comments:
No objections.

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 17 December 2021

Expiry date: 12 January 2022

6. Planning policy

National Planning Policy Framework 2021

SCLP9.3 - Coastal Change Management Area (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)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.5 - Conservation Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.2 - Strategy for Felixstowe (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

7. Planning Considerations

- 7.1. The resort of Felixstowe, located on the coast and adjacent to the Area of Outstanding Natural Beauty (AONB), is a priority for new tourist activity, where improving the tourism potential is seen as an important element in achieving the regeneration of the town and where providing continued support in principle to the tourist industry remains a priority within the local plan. However, it is recognised that such support needs to be tailored to ensure that any expansion does not materially harm, in particular, the natural, historic and built environment assets that are the main attractions for visitors to the area and which are so important to the quality of life of local residents.
- 7.2. The land in question is covered by local policy SCLP12.14 (Spa Pavilion to Manor End), which sets out that development that encourages and promotes high intensity uses in the area will be supported provided they are of high quality and respects the town's heritage.
- 7.3. The section between the Pier and Spa Pavilion is advocated in the policy to promote cultural attractions which make a positive contribution to the conservations areas, respect the registered gardens and provide a link between the resort and the town centre.
- 7.4. The principle of siting a kiosk on this site has already been established, and as noted this is a replacement kiosk following the removal of the former Peters Ice Cream kiosk. The replacement will be of a similar footprint measuring 2.57m by 6.06m, with a height to the eaves of 2.54m. It would be sited on the existing concrete base and have a wider retail aspect with inclusion of other tourist related paraphernalia as set out in the design and access statement.
- 7.5. The new kiosk will utilise a converted shipping container, to be cladded and coloured in pastel colours. These are shown indicatively to be blue and white, though may be subject to change to other pastel colours. The form, scale and design are considered appropriate for the beachside location and are of a good visual appearance to positively contribute to the amenities of the promenade and support the tourism trade to the seafront.
- 7.6. The conservation area is not considered to cover the beachside, however the proposal will affect the setting of the conservation area. Given the scale of the development proposed and its form, the kiosk is not considered to negatively impact the setting of the conservation area, with the replacement being of a positive visual appearance appropriate to its function.
- 7.7. Given the context of the site with the former ice cream kiosk, another kiosk on the site is considered suitable and in accordance with the local policy covering this part of the seafront as the new kiosk will ensure a continued high footfall, with the kiosk of a high quality design at this important visual approach from the town centre down Bent Hill, maintaining the character and the link between the town centre activities and the seafront and its resort related activities and attractions
- 7.8. Minor development such as this is unlikely to raise significant flood risk issues. 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 the Shoreline Management Plan 7. A Coastal Erosion

Vulnerability Assessment is therefore required to ensure that access to coastal defences is not inhibited by new and replacement development in accordance with SCLP9.3.

8. Conclusion

- 8.1. The proposed replacement kiosk is of a similar scale to that previously in situ, and the converted container is of an acceptable design that will not appear out of keeping given the location by the beachside. Replacing the kiosk will maintain the character of the area and its function and role in supporting the local tourist trade and providing a link between the resort activities further along the promenade and the town centre.

9. Recommendation

- 9.1. Authority to approve subject to the submission and confirmation from East Suffolk Council Coastal Management team that a 'Level B CEVA' submission satisfies their requirements.

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 the application form, design and access statement, flood risk assessment, drawings 202201-01, 202201-02 received 16 May 2022.

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

3. The kiosk shall only be in use between 8:00 and 18:00 Monday - Sunday (including bank holidays), and no work or deliveries etc shall be carried out outside of the specified hours

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

4. The development shall be carried out in accordance with the approved Level B 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.

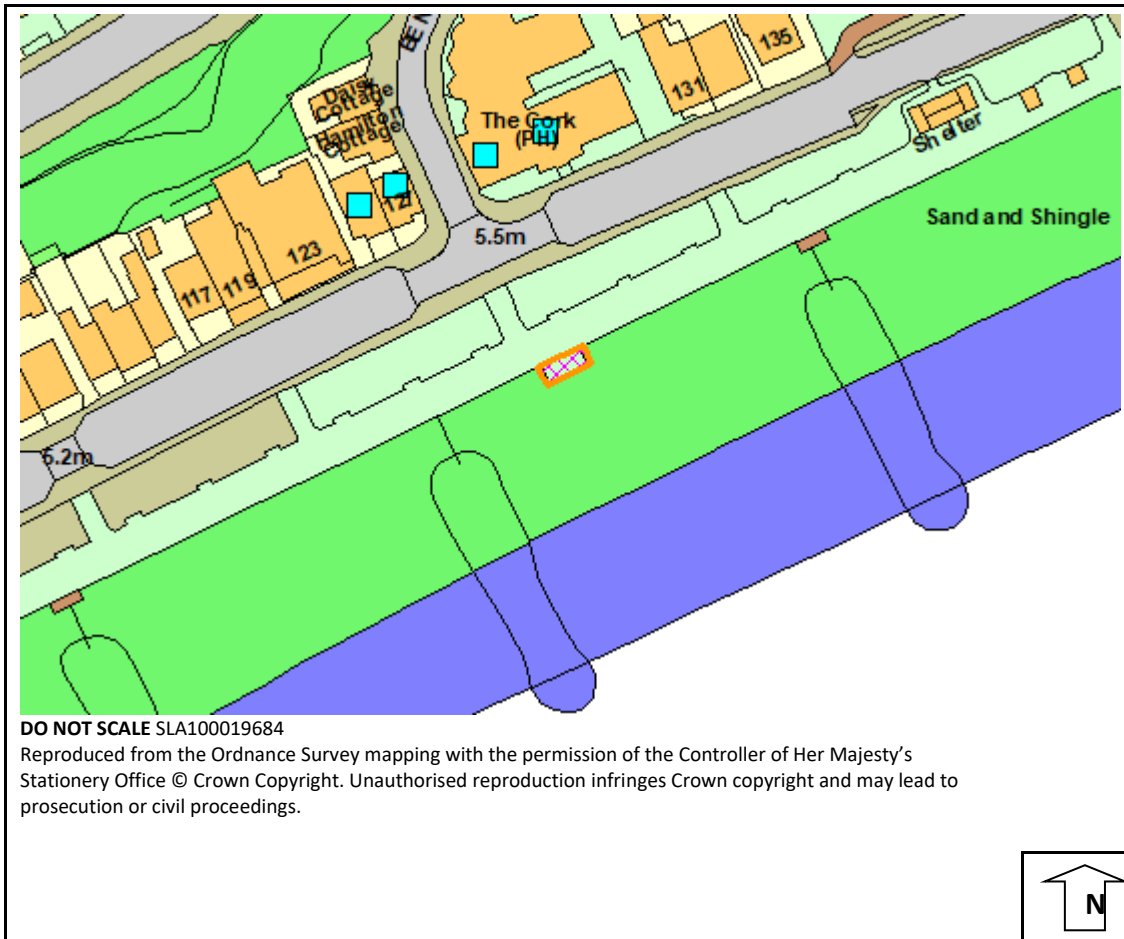
Informatives:

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 and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.





Background information

See application reference DC/21/5174/FUL on [Public Access](#)

Map



Key

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