



NORTH PLANNING COMMITTEE - UPDATE SHEET

18 May 2021

Item 7 – DC/21/1208/FUL – Replacement beach huts on two levels of jubilee parade. Total 72 beach huts, with associated platform, and access stairs. Provision of 10 accessible beach huts. Jubilee Parade, The Esplanade, Lowestoft, Suffolk

Proposal

3.4 The application has been slightly amended by:

- Removal of the proposed ramp on the promenade level - the promenade itself will be amended to allow the level access (accessible) beach huts to sit level to the promenade.
- Increasing the number of level access beach huts from 6 to 10. This is noted on the drawing for clarity.

Planning Considerations

9.19 The agent for the application has provided the following response in regard to the comments received from the Designing out crime team:

- Lighting / CCTV – there is currently no lighting along the lower promenade, with lighting generally provided at the top promenade level. We have incorporated some low-level wayfinding lights within the balustrading. As with many beach huts, they are un-serviced and do not include lighting, heating or water supplies within them. Lighting along the promenade generally is being considered as part of a wider scheme for the beach front area and this site will be included in that. Equally CCTV for the wider area is being considered and this site will be incorporated into that project.
- Roof areas – at the lowest point the eaves level of the roof is 1.9m above the ground level, as with traditional beach huts, and the design does not make them particularly easy to climb. The balustrading on the upper level is 1.2m high (higher than typical railings) that discourages / makes it more difficult to climb over. The decking and the beach huts themselves are of a robust construction that would be more difficult to break into / damage than typical beach huts. The roof is timber frame with two layers of ply either side and

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ
DX: 41220 Lowestoft

another layer of timber on the top.

- Natural surveillance – the decking to the front of the beach huts offers some privacy but would still allow visibility of adjacent huts and the slight orientation east would also allow the central stairs to be visible. The side projections are also angled to allow some privacy but also visibility. It is worth noting that beach officers are employed and are on site seven days a week to provide additional surveillance in the area. The beach huts also face on to the beach and will be visible from many directions – in much the same way they currently are. The gabion walls sit behind the existing berm wall and are approximately 2.1m high. The height is intended to make it difficult to gain access to the void behind but also open enough so that it can be monitored, maintained and cleaned routinely.
- Door security – all of the beach huts will be provided with standardised door security in line with guidance provided by Suffolk Constabulary. This includes the robust door frame construction and hinges and solid timber doors. We would be happy to discuss the most appropriate door security arrangement in more detail with SC.
- Construction materials – all external surfaces are painted timber that can be easily repainting should the beach hut suffer from an graffiti attack. As noted, the beach officers regularly patrol the area and would be able to advise very quickly if graffiti appears so it can be dealt with.
- Advice for beach hut owners and users – this will be included as part of the scheme, based on the current advice : https://www.suffolk.police.uk/sites/suffolk/files/004252-17_-_guidance_note_-_beach_hut_security.pdf. We would be happy to liaise with Suffolk Constabulary to include additional information if required.

Conditions

Amendment to conditions following submission of amended drawings:

- 1.
2. The development hereby permitted shall be completed in all respects strictly in accordance with:
 - Site Location Plan, JBH-CF-A-XX-DR-A-010, received 12/03/2021
 - Existing and proposed site plan, JBH-CF-A-XX-DR-A-0120 Rev P7, received 07/05/2021
 - Existing and proposed elevations, JBH-CF-A-XX-DR-A-0130 Rev P4, received 07/05/2021
 - Detailed elevations, JBH-CF-A-XX-DR-A-0160 Rev P3, received 07/05/2021
 - Existing and proposed sections, JBH-CF-A-XX-DR-A-0161 Rev P3, received 07/05/2021
 - Typical Beach Hut, JBH-CF-A-XX-DR-A-0162, received 12/03/2021
 - Typical Accessible Double Beach Hut, JBH-CF-A-XX-DR-A-0163, received 12/03/2021
 - Proposed Beach Hut Colour Scheme, JBH-CF-ZZ-XX-RT-0010_6426, received 07/05/2021
 - Heritage statement, received 12/03/2021
 - Design and Access Statement, 4626 / Rev B / March 2021, received 12/03/2021
 - FLOOD RISK ASSESSMENT/DRAINAGE STRATEGY, received 12/03/2021
 - Coastal Erosion Vulnerability Assessment, 65202371-SWE-ZZ-XX-RP-R-0001-CEVA, received 12/03/2021;
 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.

One additional condition is proposed:

- 1.
- 2.
- 3.
- 4.
5. The beach huts, hereby permitted, shall be painted in one of the four colours specified within the Proposed Beach Hut Colour Scheme document, JBH-CF-ZZ-XX-RT-0010_6426.
Reason: in the interest of good design in accordance with WLP8.29 (Design).

Item 8 – DC/20/5224/FUL – Land rear of 34 – 48 Old Station Road, Halesworth, Suffolk, IP19 8JJ.

Amended wording of condition 10:

No other part of the development hereby permitted shall be commenced until the approved access shown on Drawing Number 16N0372-C020-REV-02 has been laid out and constructed to at least carriageway binder course level. The approved access including associated alterations to kerb and channel lines on Old Station Road shall thereafter be completed in their entirety prior to occupation and shall be retained in the approved form.

Reason: In the interests of highway safety to ensure the approved layout is properly constructed and laid out and available for use at an appropriate time.

Item 9 – DC/21/0453/FUL – Removal of existing sheds and portakabin and construction of new clubhouse. Southwold Tennis Club, Hotson Road, Southwold. IP18 6BS

Revised plans have been received removing the spectator seating proposed both sides of the clubhouse and reducing the size of the balcony such that it no longer wraps round the ends of the building, and to erect screens at each end of the balcony. The applicants have confirmed they are agreeable to a condition requiring the building to be closed at 10pm. In addition to indicating that the bar will only serve snacks, teas, coffee and soft drinks, it is confirmed there will be no cooking of food within the kitchen, just reheating of food at events.

4.1 Eight additional representations supporting the application have been received and make the following comments:-

- The tennis club is an asset to the Town and is much valued by the community and surrounding area providing good quality floodlit courts and professional coaches;
- The current clubhouse is not fit for purpose and desperately needs upgrading;
- The building is well designed and importantly wheelchair accessible;
- It is vital that sporting activity is promoted and attracts young players of the future;
- The club and coaches do an awful lot for the children and teenagers of the town supporting their mental and physical wellbeing, and should be encouraged and

supported;

- Some commented that parking issues are not because of the tennis but due to tourism and do not agree the proposals cause overlooking; and
- In Southwold the community seem to come second to tourism.

5. Consultee Responses

Head of Environmental Services and Port Health - based on the revised plans and additional information submitted and with controls through planning conditions are satisfied their concerns are addressed.

Highway Authority having reviewed the additional information submitted confirm a refusal of planning permission on highway safety could not be justified and that a condition is recommended requiring details of secure cycle storage.

Recommendation

- 10.1 Approve the revised plans subject to the recommended conditions in the report and the following additional conditions:

11. Additional Conditions

9. There shall be no cooking of food from the premises other than the re-heating of foods.

Reason: To avoid undue odours in the interests of residential amenity.

10. The installation of any extract ventilation system, air conditioning, and any other fixed plant, shall only take place in accordance with details (including its location, acoustic housing and any vibration isolation measures), that have previously been submitted to and approved in writing by the local planning authority together, and only the approved plant shall be installed and retained in the approved form thereafter.

Reason: To avoid noise nuisance in the interests of residential amenity.

11. The new fencing proposed for the front boundary shall only be built in accordance with details that have previously been submitted to and approved in writing by the local planning authority.

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

12. No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period.

Reason: To avoid unacceptable impact upon residential development during the demolition and construction phases.