



EXTRAORDINARY SOUTH PLANNING COMMITTEE - UPDATE SHEET 7 MARCH 2022

Item 4 – DC/21/5479/FUL - Beach platform repairs and extension and the provision of 6 new beach hut sites at Beach Platform, South Beach, Felixstowe

Email received from the applicant on 3 March 2022 advising that the submitted Planning Statement is incorrect in that it states there would be a regular spacing of 600mm between huts and a larger central gap of 1.8m aligned with the path leading to the car park. The email confirms that there would be regular spacings of 870mm between the huts and no larger central gap. The proposal also maintains space at both ends of the platform. This is detailed on the plans submitted for the application.

Item 5 – DC/21/5102/FUL - Formation of 18 new beach hut sites for the proposed repositioning of existing beach huts from the spa area, to form a row of huts on the shingle material on the foreshore at Clifflands - Area on beach materials seawards in front of prom and steps at Clifflands, Cliff Road, Felixstowe

An updated consultation response from the Coastal Management Team was received on 1 March 2022, confirming that the submitted Level B (detailed) Coastal Erosion Vulnerability Assessment (received 19 February 2022) complies with the requirements of the local plan and supplementary planning guidance documents.

Recommendation (para. 10.1) altered to: Approve subject to conditions.

Item 6 – DC/21/5174/FUL – Formation of 18 new beach hut sites for the proposed repositioning of existing beach huts from the spa at Area Between Front Row Of Beach Huts At Golf Road Car Park, Golf Road, Felixstowe, Suffolk, IP11 1NG

Update from the Coastal Management Team received 1 March 2022 on the submitted Level B (detailed) Coastal Erosion Vulnerability Assessment, confirming this complies with the requirements of the Local Plan and SPG documents.

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

Further comments received from the Principal Design and Conversation Officer, received 3 March 2022, raising no objections to the scheme and concurring with the views of Historic England that the proposal will not result in any harm to the significance of the Martello Tower P (Scheduled Monument and Grade II listed).

Item 8 – DC/21/1322/ARM - Approval of reserved matters (layout, scale, appearance and landscaping) on DC/16/2778/OUT - Land north of Walton High Street, Felixstowe, Suffolk

Determination timeframe

Extension of time agreed until Friday 11 March (subject to agreement of conditions).

Consultation response

An additional consultation response from Suffolk County Council, regarding the early years facility site, was received on 24 February 2022. It notes the following:

The county council removed its holding objection in respect of the 'Pre School Land' by way of letter dated 02 February 2022, subject to a list of requirements. In addition to the requirements set out in that letter the following are also required:

Bloor Homes to be responsible for undertaking certain works to the 'Pre School Land'. The agreed requirements with Bloor Homes can be summarised as follows, with the suggestion these are secured by the imposition of planning conditions:

- a. Ground to be prepared and handed over in accordance with the 'Richard Jackson Remediation Method Statement' dated April 2021.*
- b. Site to be handed over with 1.5m close boarded fencing to 3 sides of site to provide security and acoustic barrier.*
- c. Site to be handed over with 3.5m high acoustic barrier fencing (surface mass 25kg/m²) along the western boundary in accordance with 24 Acoustics Memorandum R9230-3 Rev 0 (the acoustic fencing is limited to the western boundary).*
- d. Site to be fully serviced with required utilities brought into site at agreed locations as stated on Bloor Homes 'Early Years Site Indicative Engineering Arrangement' drawing.*
- e. Existing external site levels to be adjusted in accordance with Bloor Homes 'Early Years Site Indicative Engineering Arrangement' drawing.*
- f. All fencing to be double sided with arris rails to prevent climbing, timber to comprise fine planed softwood with no rough edges, cuts, or breakages to made good by sanding.*

Housing mix: M4(2) housing – para. 8.7

The applicant has confirmed that the proposal is providing 50% dwellings as Part M4(2). Initially the scheme consisted of 45% and was updated to 50% (184 dwellings out of 366). Condition 35 to be rephrased accordingly.

Acoustic fencing

Further discussions are being held with the applicant and local planning authority to finalise design detail and associated conditions relating to the acoustic barrier treatment, particularly along Candlet Road given the loss of dense vegetation that previously screening the proposal.