



Committee Report

Planning Committee North - 14 July 2020

Application no DC/20/1648/FUL

Location

Jubilee Parade Chalets
South Lowestoft Seafront
The Esplanade
Lowestoft
Suffolk

Expiry date 29 June 2020
Application type Full Application
Applicant East Suffolk Council

Parish Lowestoft

Proposal To demolish the concrete beach chalets 1-13 and 22-58. Work necessary to reinforce existing retaining wall and cliff face to prevent land slip and risk to the public. Closure of ramped access.

Case Officer Matthew Gee
01502 523021
matthew.gee@eastsoffolk.gov.uk

1. Summary

- 1.1. Planning permission is sought to demolish concrete beach chalets 1-13 and 22-58, the work are necessary to reinforce existing retaining wall and cliff face to prevent land slip and risk to the public, the works also involve the closure of ramped access. Permission was previously granted under DC/17/0355/RG3 for the demolition of the chalets and cliff stabilisation works, however, it has been identified that more substantial works are required following further evidence. The works proposed will result in a degree of harm to the overall character and appearance of the Conservation Area given their age, however, in this instance given the current condition of the chalets, the wider public benefit from increased cliff stability and the previously approved implemented scheme, it is considered that there are sufficient material reasons that outweigh the harm.

- 1.2. The application is before planning committee as the applicant is East Suffolk Council and therefore cannot be determined by the Head of Planning and Coastal Management as per the Council's constitution.

2. Site description

- 2.1. The site is located within settlement boundary for Lowestoft, and the South Lowestoft Conservation Area. The site area comprises a number of former beach huts, the site is currently enclosed by Heras fencing, with timber pitched-roofed chalets then temporarily stored in-front to the east, upon the Lower Promenade.
- 2.2. The former chalets front the beach to the east, cliffs to the west with the promenade running from north to south along the front of the site.

3. Proposal

- 3.1. Planning permission is sought to demolish concrete beach chalets 1-13 and 22-58, to facilitate works necessary to reinforce the existing retaining wall and cliff face to prevent land slip and risk to the public, the works also involve the closure of ramped access.
- 3.2. The reinforcement works involves partially infilling the existing chalets with imported fill to support the base of the cliff and drilling piles into the ground through the promenade to the front of the chalets to prevent a rotational slip along the line of the clay sub-layer. A reinforced concrete slab would be laid to connect the piles back to the existing concrete retaining wall.

4. Consultations/comments

- 4.1. One letter of objection has been received, raising the following points:
- Impact on Conservation Area and heritage asset
 - Lack of current and future design inspiration
 - Impact on character and appearance of promenade and area
 - Lack of Heritage Impact Assessment

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	5 May 2020	28 May 2020

Summary of comments:

The Planning and Environment Committee of Lowestoft Town Council considered this application at a meeting on 26 May 2020. It was agreed to recommend approval of the application. The Council would ask that when considering the reinstatement of the chalets, the Planning Authority takes into account the public comments (as submitted for this application) on the design and heritage of the current beach chalets which was of interest to and noted by to the Town Council.

Non statutory consultees

Consultee	Date consulted	Date reply received
Design and Conservation (Internal)	5 May 2020	No response
Summary of comments: No objections, comments incorporated into officer considerations.		

Consultee	Date consulted	Date reply received
WDC - Drainage and Coast Protection	5 May 2020	27 May 2020
Summary of comments: No objections, comments incorporated into officer considerations.		

5. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	15 May 2020	8 June 2020	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	15 May 2020	8 June 2020	Lowestoft Journal

6. Planning policy

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where in making any determination under the planning Acts, if regard is to be had to the development plan, then determination shall be made in accordance with the plan unless material considerations indicate otherwise.

6.2. The East Suffolk Council - Waveney Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:

- WLP8.25 – “Coastal Change Management Area”
- WLP8.29 – “Design”
- WLP8.39 – “Conservation Areas”

7. Planning considerations

Background

7.1. Permission was granted in March 2017 under reference DC/17/0355/RG3 for the demolition of the chalets and works to stabilise the cliff. It is understood that works commenced in January 2019, starting with an investigation phase to further explore the underlying cause of the damage to the chalets. The timber chalets Nos 14-21 and the

frontages of all the concrete chalets were removed subsequently removed, leaving just the partial shells as can be seen now. This initial investigatory work revealed that the original construct and current condition of the retaining wall meant it was not robust enough to support the planned ground anchors that formed part of scheme set out DC/17/0355/RG3. This has in effect commenced the works of that previous application and therefore that permission is still live.

- 7.2. Following the issues above being uncovered further reports were undertaken that identified two primary risks of cliff failure. The first is from slippage of the slope and the second is from a potentially more catastrophic rotational slip of the cliff caused by the failure of a layer of soft clay identified beneath the promenade. In order to address these risks and bring the factor of safety back to an acceptable level, a design solution that involves partially infilling the existing chalets with imported fill to support the base of the cliff and drilling piles into the ground through the promenade to the front of the chalets to prevent a rotational slip along the line of the clay sub-layer. A reinforced concrete slab would then be laid to connect the piles back to the existing concrete retaining wall. The submitted information identifies that this is the only solution in this instance to mitigate against the potential catastrophic cliff failure.

Character and appearance

- 7.3. The site is located within the Conservation Area, and the building were identified in the Conservation Appraisal for 2007 as potential for spot listing, with the appraisal noting the important history of these are similar structures along the sea front of Lowestoft. The report identifies that the "Jubilee Parade Chalets are located to the south of Jubilee Parade and were constructed as an integral part of the planning of the Parade in the 1930s. Of concrete construction, the Chalets are formed in two separate parts: that to the north combines private individual chalets and public facilities, whilst that to the south contains private chalets only. Both are of a single storey, with the flat roof providing a promenade and viewing platform. Concrete blocks with central rectangular openings are arranged to form a decorative geometric pattern along the parapet. Access to the upper level is via two external flights of concrete stairs, which give access to this level and provide a link with the Upper Esplanade above.
- 7.4. The southern structure is formed in 11 bays, each of which contains a single chalet with its own brightly coloured painted door and shuttered window. This block curves to the south, terminating with views along the Parade. The northern block is exceptionally long, comprising 19 bays to the left, each of which contains a pair of brightly painted chalets with individual doors and shuttered windows. Further to the right is a small shop with semi-circular bay window and then a covered shelter with wooden benches, flanked by public toilets."
- 7.5. It is noted in the report for DC/17/0355/RG3, that these chalets unfortunately fell into a state of repair following the 2007 appraisal, and as such it was no longer considered that the building were able to be spot listed. It went on to recommend that the greater public benefit of the cliff stabilisation works outweighs the heritage harm. As previously noted, following approval of application DC/17/0355/RG3, partial demolition of the chalets started with the removal of the frontages and wooden section. The diminished state further depreciated the value that the chalets have on the setting and importance of the Conservation Area.

- 7.6. It should also be noted that whilst the previously approved works may no longer be deemed substantial enough to fully support the cliff, this permission has been implemented. As such the full demolition of the chalets can continue under application DC/17/0355/RG3.
- 7.7. Therefore, it is concluded that whilst the proposal would cause harm to the Conservation Area, that harm is not deemed significant given the current state of the chalets. This less than substantial harm to the conservation area setting, is considered to be outweighed by the wider public benefits that arise from increased cliff stability, such as the continued access along the beach front and decreased risk to the public.

Coastal Erosion

- 7.8. The site is situated within the Coastal Change Management Area, and as such policy WLP8.25 sets out that Coastal Erosion Vulnerability Assessment which demonstrates that the development will not result in an increased risk to life or property, should be submitted with applications within this area. The submitted CEVA has identified that their will would be not significant increased risk to life or property from the proposal. The CEVA has also been reviewed by the Coastal Management Team, who have noted that the CEVA is of an acceptable standard and that specific risks to the works arising from future coastal change have been given proper consideration by the client / design team. Therefore, no concerns are raised in regard to the potential risk to coastal management from the proposal.

8. Conclusion

- 8.1. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

9. Recommendation

- 9.1. It is recommended that planning permission be granted subject to conditions

10. 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:
 - Site Location Plan, 01B, received 01/05/2020
 - Planning statement, received 01/05/2020
 - Proposed plan and elevations, 11, received 01/05/2020
 - PROPOSED STABILITY WORKS PROPOSED SEQUENCING, 0504 P02, received 01/05/2020
 - PROPOSED STABILITY WORKS ENLARGED PLAN AREAS, 0503 P02, received 01/05/2020

- PROPOSED STABILITY WORKS SECTIONS SHEET 2, 0502 P03, received 01/05/2020
 - PROPOSED STABILITY WORKS SECTIONS SHEET 1, 0501 P04, received 01/05/2020
 - PROPOSED STABILITY WORKS EXTENT OF WORKS, 0500 P04, received 01/05/2020
 - Coastal Erosion Vulnerability Assessment, received 11/06/2020,
- 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.

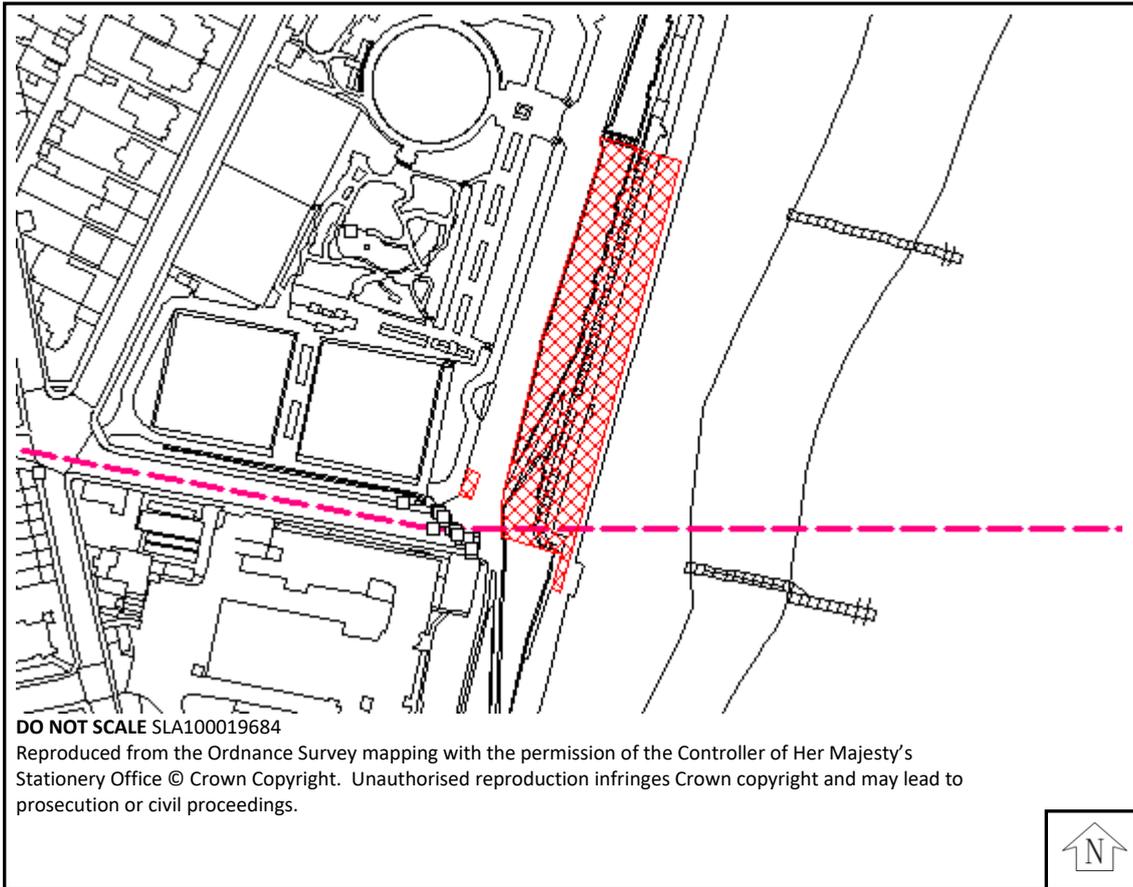
Informatives:

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/20/1648/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q9NQUAQX07400>

Map



Key

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