

Item: 6

DC/21/5174/FUL

Formation of 18 new beach hut sites for the proposed repositioning of existing beach huts from the spa

Area Between Front Row Of Beach Huts At Golf Road Car Park, Golf Road,
Felixstowe, Suffolk, IP11 1NG



Summary

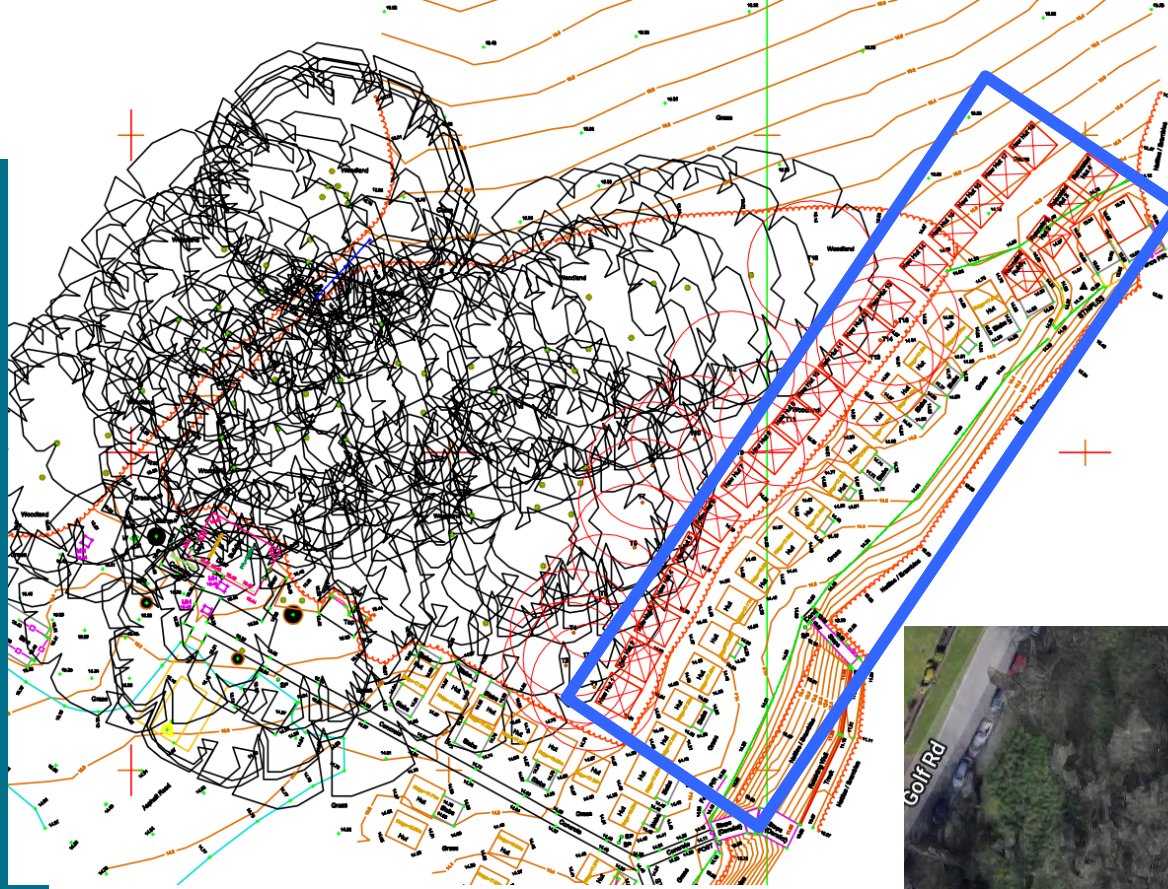
This application seeks full planning permission for the siting of 18 beach huts (relocated from the spa area) to land by Golf Road car park (behind an existing row) and repositioning of 4 existing beach huts. The scheme is considered acceptable and is recommended for approval.

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 location plan



Proposed block plan and arial





View from Golf Road car park eastwards showing W/C



View looking south from the cliff top





View looking north – 4 furthest away to be repositioned away from the cliff edge



Close up of the 4 to be set back





View east, promenade and further beach huts below cliff



View towards beach huts from green





View of woodland to the back of the beach huts



View of woodland from green



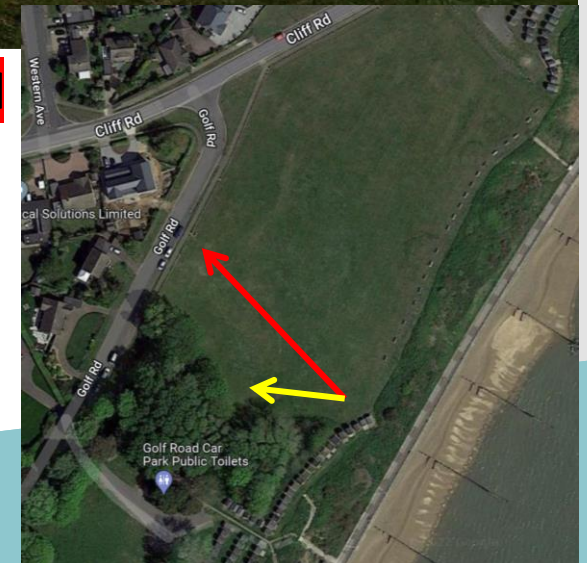
Site photos



Views southwest towards woodland on green



Views west towards Golf Road





Views north towards Cliff Road



Views north towards coast



Site photos



Site location – policy context



Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point

The area from Felixstowe Ferry Golf Club House to Cobbolds Point is characterised by the open green cliff top and undeveloped nature of the seafront with car parking opportunities.

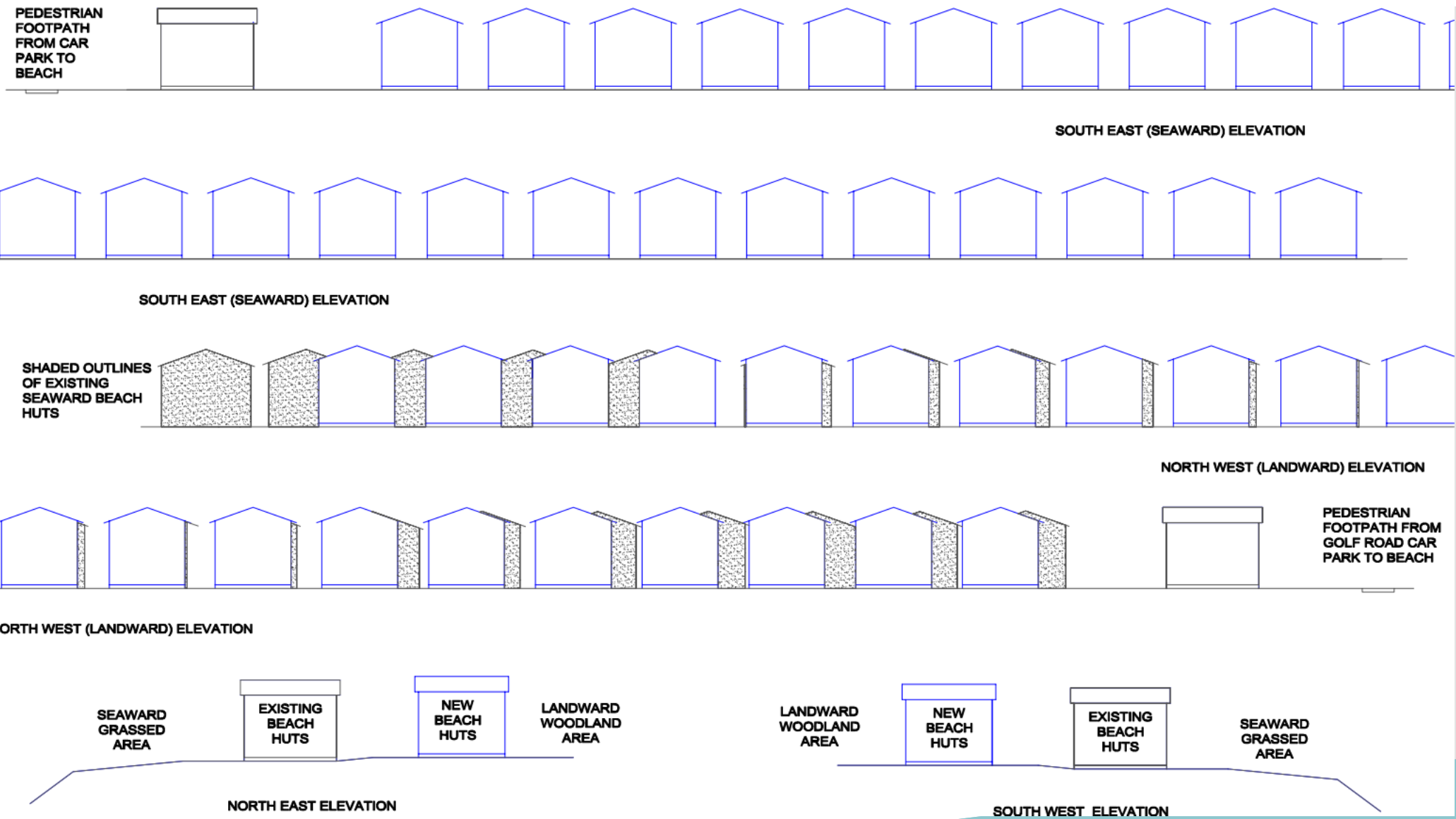
Traditional beach huts and gardens provide a tranquil and unique character which is to be retained. Proposals which retain the undeveloped non-commercial character of this area will be supported. New development will only be acceptable in exceptional circumstances where it contributes or is essential to supporting existing tourist activities.

Beach huts will be concentrated in this location and where possible kept below the level of the cliff to avoid obstruction of the sea view from Cliff Road. They will also need to be kept clear from the promenade where appropriate, to avoid unnecessary blockages.

SCLP12.12 Felixstowe
Ferry Golf Club to
Cobbolds Point

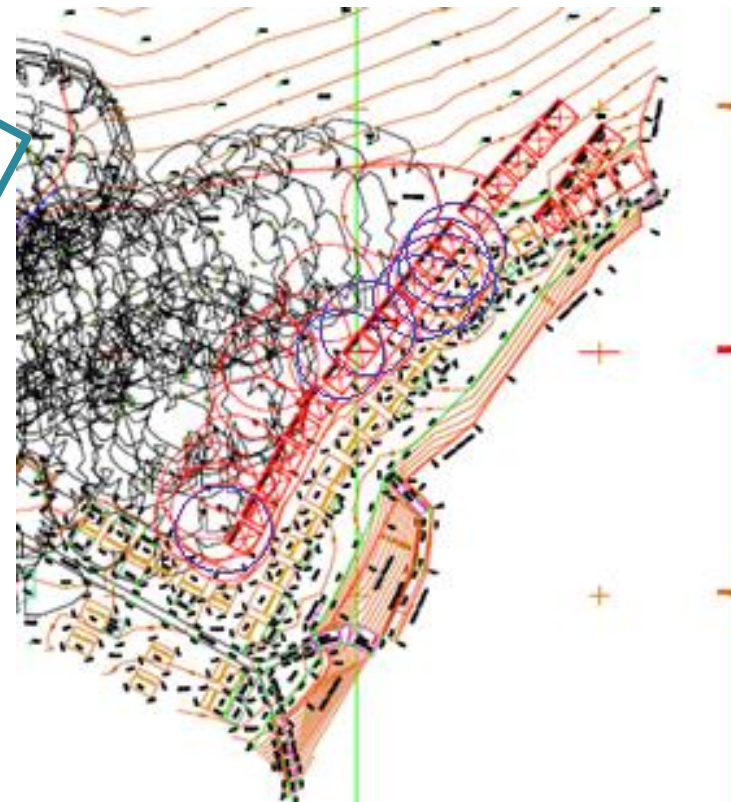
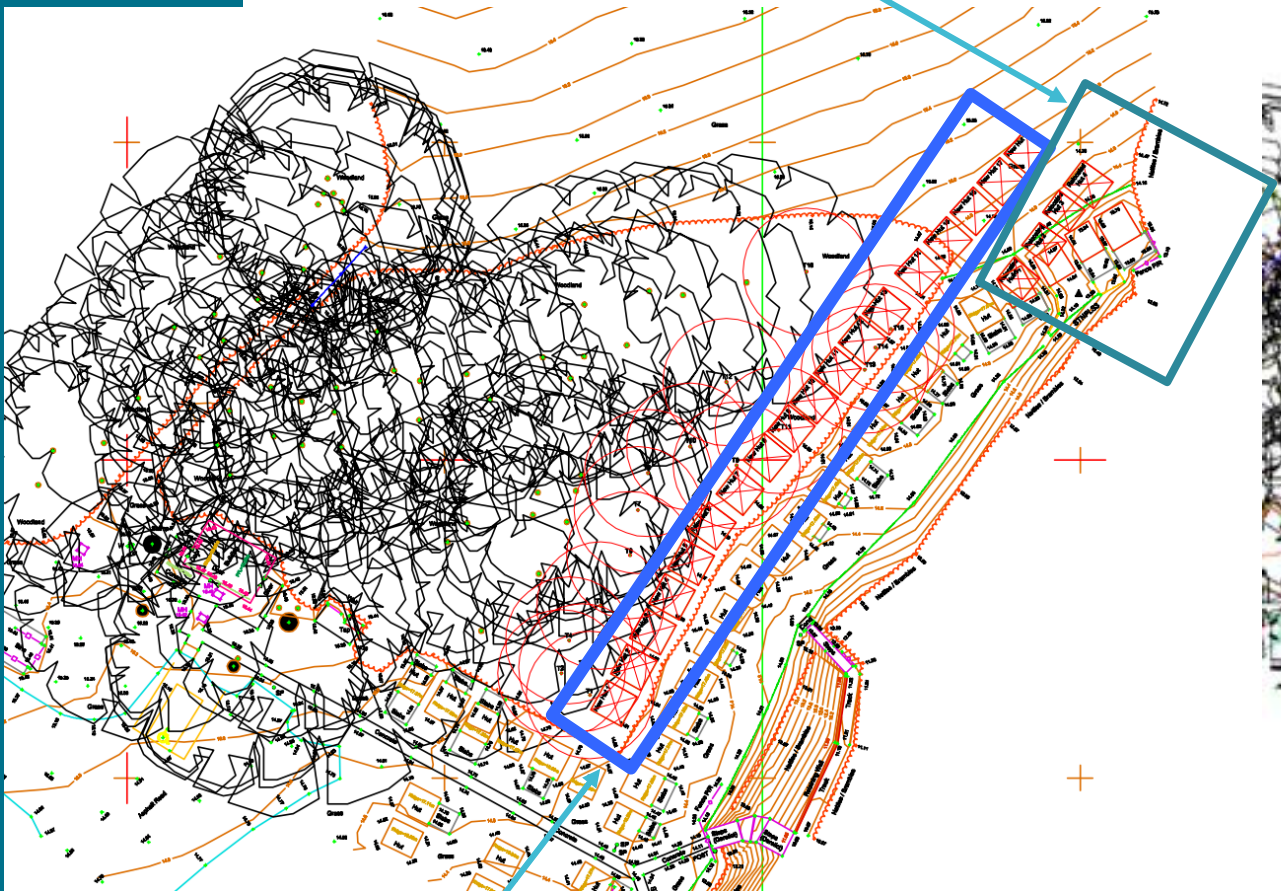
Site location

Elevations



Proposed Block Plan

4 beach huts to be repositioned and brought back from cliff edge



Proposed row for 18 behind existing row

7 trees to be felled in blue, other trees (16 in total) in red in worse case scenario to be replaced by native shrubs on a 3:1 basis

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 approve.

Proposed conditions as outlined within the report – summarised below:

- Time
- Plans
- Landscaping
- Implementation / retention of landscaping
- Accordance to PEA
- No hedge / tree removal March - August
- Coastal Erosion Vulnerability Assessment (CEVA)
- Use