

App.No: 150265 (PPP)	Decision Due Date: 6 May 2015	Ward: Seaside
Officer: Richard Elder	Site visit date: 14 May 2015	Type: Planning Permission
Site Notice(s) Expiry date: 1 June 2015		
Neighbour Con Expiry: 1 June 2015		
Press Notice(s): n/a		
Over 8/13 week reason: Agreed extension of time		
Location: Land Site A Beach Huts, Royal Parade, Eastbourne		
Proposal: Erection of two terraces of 10 standard beach huts along the seafront adjacent to Fort Fun car park.		
Applicant: Housing and Economic Partnership (Eastbourne Borough Council)		
Recommendation: Approved conditionally		

Executive Summary:

The proposal is appropriate in terms of its siting, scale and design, and would provide new, high quality facilities on the seafront for tourists and would provide a complimentary use to users of the beach and surrounding businesses.

The proposal would improve the offer and image of Eastbourne as a tourist seaside resort as well as providing additional facilities associated with the use of the beach and seafront.

The beach huts and picnic benches would encourage more customers and in turn complementing the cafes and stalls along the beach front to the benefit of the vitality of the seafront.

It would comply with the relevant adopted policies and government guidance.

Planning Status:

Public seafront promenade

Covenants

Eastbourne Borough Council

Environment Agency Flood Zones

Flood Zone 2

Flood zone 3

Tidal Models

Areas Benefiting from Defences

Relevant Planning Policies:National Planning Policy Framework 2012

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure.
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting green belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Core Strategy Local Plan 2013 Policies

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C3: Seaside Neighbourhood Policy
- D3: Tourism and Culture
- D10A: Design

Eastbourne Borough Plan Saved Policies 2007

- UHT1: Design of New Development
- UHT4: Visual Amenity
- UHT15: Protection of Conservation Areas
- TO7 Preferred Area for Tourist Attractions
- TO8 New Tourist Attractions and Facilities

Site Description:

The application site is located to the northern end of Royal Parade, opposite Princes' Park, Crumbles Pond and Bowling Club to the north and adjacent to Fort Fun, car park and beach.

The site is on an existing area of hardstanding on the landward side of the existing beach promenade and is currently occupied by memorial and picnic benches.

The character is identified as a mixed used environment, mainly of tourist uses associated with the beach/sea, café's and recreation.

Relevant Planning History:

060686 Spray water sports centre

Replacement of existing building to include training room, changing rooms and workshop.
County Council 10/11/2006

970251 Construction of pedestrian promenade.

Fast Planning app type - Local Authority Approved unconditionally 27/11/1997

Proposed Development:

Erection of two terraces of 10 standard beach huts along the seafront adjacent to Fort Fun car park (landward side of the promenade).

The beach huts would have a traditional beach hut appearance painted in a variety of colours constructed of timber incorporating shallow pitched roof with a 600mm overhang to the front and timber front doors. They would be sited on the existing hardstanding adjacent to the promenade path.

Each terrace of huts would measure approximately 21 metres long with each beach hut measuring 2.1 metres wide, 2.1 metres deep and 2.3 metre high to the roof ridge. A shallow section of decking measuring 1.2 metres would be positioned to the front directly outside the front doors.

The memorial benches and the picnic benches will be re-sited within the area of existing hardstanding in order to accommodate the proposed beach huts.

Consultations:Internal:

Estate Manager – To be reported verbally to committee if received

Specialist Advisor (Economic Development) - To be reported verbally to committee if received

Specialist Advisor (Engineering) – No objection subject to conditions

External:

Environment Agency - To be reported verbally to committee if received

County Ecologist – To be reported verbally to committee if received

Neighbour Representations:

A number of objections were received from the initial consultation on the previous siting of the beach huts mainly on grounds that the siting would conflict with vehicle parking and boat storage on the beach and also the use of these beaches by the Spray Water Sports Centre and also third party wind-surfers.

With regard to the new consultation on the revised siting of the beach huts, no objections have been received at the time of writing this report. However, any representation received between publication of the agenda and the committee date will be reported verbally to the committee

Appraisal:Principle of Development:

Policy TO7 of the Eastbourne Local Plan states that Royal Parade is one of the preferred locations for new quality tourist attractions and facilities.

Beach huts are a standard feature of British seaside beach resorts and normally located on or next to the beach. The proposal for 20 beach huts in total is similar to other beach huts in other locations along the promenade (west of the Pier) and is thus appropriate for its proposed location adjacent to Fort Fun and to the back edge of the beach and would reflect the areas character and enhance its setting.

The proposal would improve the offer and image of Eastbourne as a tourist seaside resort as well as providing additional facilities associated with the use of the beach and seafront. The beach huts and picnic benches would encourage more customers and in turn complementing the cafes and stalls along the beach front to the benefit of the vitality of the seafront.

The potential to increase footfall to and within the vicinity of the application plot is considered to have significant weight in the assessment of this application.

Design, Siting and Layout

Policy UHT1 of the Eastbourne Local Plan states that proposals will be required to harmonise with the appearance and character of the local area and be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout.

Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy TO8 states that in the preferred locations for tourist development proposals, new facilities should be a high quality of building design and landscaping, sympathetic to the setting of the site, reflect the area's character and, wherever possible complement existing facilities.

The siting of the amended proposal is now appropriate to its location and would not conflict with other surrounding uses, accesses or through routes. The design of the beach huts are relatively standard and reflect the appearance and colour of beach huts in other seaside resorts and also similar to those that exist to the west of the Pier.

It is considered that the proposal would be in keeping with the character and appearance of the area and would be appropriately sited next to the beach and easily accessed from the promenade path. The beach huts would be sympathetic, if not enhance the setting of the area generating an iconic image of a seaside British beach resort.

The proposal would, therefore, accord with Policies UHT1, UHT4 and TO8 of the Eastbourne Local Plan.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

The proposal is appropriate in terms of its siting, scale and design, and would provide new, high quality facilities on the seafront for tourists and would provide a complimentary use to users of the beach and surrounding businesses. The proposal would improve the offer and image of Eastbourne as a tourist seaside resort as well as providing additional facilities associated with the use of the beach and seafront. The beach huts and picnic benches would encourage more customers and in turn complementing the cafes and stalls along the beach front to the benefit of the vitality of

the seafront. It would comply with the relevant adopted policies and government guidance.

Recommendation:

Approve conditionally

Conditions:

1. Commencement within 3 years
2. Development in accordance with the approved plans