

Reference: 06/18/0110/SU

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 25-05-2018

Applicant: Great Yarmouth Borough Council

Proposal: Construct 70 beach huts with amenity block and associated services

Site: Lower Esplanade
Gorleston

REPORT

1.0 Background / History :-

- 1.1 . The application site is part of the lower esplanade, approximately 120 metres to the south of JayJay's Beach Café. The beach huts will be arranged in three groups leaving spaces at the entrances to the slopes that run between the upper and lower esplanades. The huts will be sited 0.5m from the base of the cliff and will cover an area 3.5 metres wide by 275 metres long.
- 1.2 The huts will measure 3 metres by 3 metres including a veranda at the front. They will have a pitched roof and will be built of timber. The proposal also includes a central amenity block of similar construction which will provide a disabled WC, two conventional WCs and wash basins for the occupiers of the beach huts.
- 1.3 The beach huts will be for sale on a long lease with an annual ground rent. This will allow the Council to have control over the design and colour of the huts.
- 1.4 The site is within conservation area no. 17.

2.0 Consultations :-

- 2.1 **Local residents** – 7 letters/comments have been received. Concerns have been raised about the number of huts; toilet facilities; reducing the width of the promenade; materials; security; hours of use; maintenance; and increased parking on Marine Parade and nearby roads. The organiser of the Gorleston Cliff Park Run has suggested that a wider space is left between the bottom of the slopes leading down to the promenade and the beach huts to reduce any conflict between runners and people walking along the promenade.

2.2 Highways – no objection.

2.3 Conservation Officer – brightly coloured beach huts will enhance the seafront providing the management agreement ensures they are well maintained. Consideration needs to be given to those with disabilities concerning access.

3.0 Policy :-

Great Yarmouth Local Plan: Core Strategy

3.1 Policy CS8 – Promoting tourism, leisure and culture

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- b) Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation
- c) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre
- d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate
- e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions
- f) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy
- g) Support proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate

- h) Seek to support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough
- i) Support proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets, and emerging renewable energy sector
- j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services
- k) Encourage proposals for habitat-based tourism, especially where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Broads
- l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy, in accordance with Policy CS2
- m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures
- n) Support proposals involving the conversion of redundant rural buildings to self-catering holiday accommodation and/or location appropriate leisure activities, particularly where these would also benefit local communities and the rural economy
- o) Support the development of navigational links to the Broads and beyond where possible
- p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough.

Saved Policies from the Great Yarmouth Borough-Wide Local Plan

3.2 POLICY TR24

THE COUNCIL WILL PRESERVE THE EXISTING TRANQUIL CHARACTER OF GORLESTON BY ONLY PERMITTING DEVELOPMENT THAT CONTRIBUTES TO THE ESSENTIAL CHARACTER AND APPEARANCE OF THE SETTLEMENT.

(Objective: To retain the existing character of the area and encourage the upgrading of beach facilities.)

3.3 POLICY REC11

THE BOROUGH COUNCIL WILL REFUSE PROPOSALS WHICH WOULD ERODE THE PROVISION OF AMENITY, OPEN SPACE OR ANY OTHER LAND WHICH CONTRIBUTES POSITIVELY TO THE COMMUNITY OR STREET SCENE, AS IDENTIFIED ON THE PROPOSALS MAP. WHERE NOT IDENTIFIED PROPOSALS WILL BE TREATED ON THEIR INDIVIDUAL MERITS.

(Objective: To safeguard important amenity and open space in urban areas.)

Strategic Planning - The proposal seeks to erect 70 beach huts along the Lower Esplanade fronting Gorleston Beach. The proposal also includes a proposed amenity area providing toilet facilities, waste disposal and drinking water. The Beach Huts would be available for sale on a long lease with an annual ground rent.

The site is located outside of the saved Main Urban Area (Development Limits), but it is suitably located for the consideration of proposed tourist uses with its proximity to existing tourist facilities including the beach, and the scale of the proposal in relation to the distribution of growth and the settlement status of Gorleston as a Main Town (in accordance with Core Strategy Policy CS2).

Core Strategy Policy CS8, parts d), e) and j), in particular, seek to enhance the tourist offer in terms of facilities and its relationship to the surrounding area. This proposal has the potential to offer facilities increasing the quality and variety of facilities to Gorleston (one of the Borough's larger centres) as a coastal resort. The application is supported by a statement identifying both current demand and a rich history in the provision of beach huts. The site also benefits parking provision from a nearby free Council car park, with the design and access statement anticipating that this will not lead to concerns over adequate parking provision.

The proposal should also be assessed against saved policy TR24 preserving the character and appearance of Gorleston, and the criteria of saved policy TR10 which sets out the considerations for new leisure or recreational facilities in areas such as the open coast.

The site is within a designated Conservation Area, therefore the design of the beach huts should respect the existing tranquil character and amenity of the surrounding area. The esplanade is designated as open amenity space under saved policy REC11. The erection of beach huts at this location will reduce the width for pedestrians and cyclists moving along the esplanade. The beach huts

should not compromise accessibility along this stretch for its primary function as a pathway/cycleway.

In consideration of Policy CS8, part m) in particular, seeks to address potential adverse impacts from increased recreational/visitor pressures on internationally designated sites, this site is located along Gorleston beach some distance from designated sites and is therefore more likely to lead to increased visitors to Gorleston beach where the beach hut facilities are located. Consequently, I see no requirement to seek planning contributions for this proposal.

I consider the proposal to be broadly policy compliant and have no objections.

4 Assessment :-

- 4.1 The site is within Gorleston Conservation area (no. 17). In considering whether to grant planning permission for development which affects a conservation area, the local planning authority must have regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of that area. Beach huts are a traditional seaside attraction and providing the design and materials are satisfactory, they are an appropriate form of development in the area. The Conservation Officer has considered the application and considers that beach huts will enhance the seafront.
- 4.2 The main concerns about the proposal are the numbers of huts, future maintenance and security. The Design and Access statement submitted with the application states that the Council will have control over appearance, colours and upkeep and that the huts would be actively managed by the Council. Providing this is the case there should not be any future problems but it is only once the huts have been built and in place for some time that it will be seen whether any problems occur. However if huts are not maintained the Council will be able to take action under the terms of the lease.
- 4.3 The application is for 70 huts but the huts will be built depending on demand so it may be that the project starts with a lesser number. Taking into account the overall length of the esplanade it is not considered that the proportion taken up by the site is excessive and the huts will not have a significant impact on the space available for walkers and runners.
- 4.4 The esplanade is 9.5 metres wide in the area where the beach huts are proposed to be built. The huts will be sited 0.5m from the wall at the base of the cliff so they will take up 3.5 metres of the width of the esplanade leaving a distance of 6 metres to the railings. The huts have been designed with a veranda at the front so that the occupants have space to sit outside without obstructing the space available for public use.
- 4.5 The esplanade is designated as open amenity space under saved policy REC11 which seeks to prevent loss of amenity/open space. The erection of

beach huts at this location will reduce the width for pedestrians and cyclists moving along the esplanade but this should not compromise accessibility along this stretch for its primary function as a pathway/cycleway and it is considered that the loss of a proportion of the open space is acceptable in this location.

- 4.6 The Event Director of the Gorleston Cliffs Park Run has raised concern that people coming down the slopes at speed will need to have sight of people on the esplanade and has suggested that there should be a 12 metre gap between the bottom of the slope and the huts in the direction of travel for someone coming down the slope. This distance would seem excessive but there should be a distance of at least 3 metres to allow runners coming down the slope to see people on the esplanade.
- 4.7 Two of the letters have suggested that, if approved, a condition is imposed restricting the use of the huts to between sunrise to sunset to prevent late night parties. In his letter responding to the comments, the Council's Estates Surveyor has stated that he would prefer not to have a planning condition restricting the hours of use as there will be a condition within the lease preventing overnight stays. However, it is considered that a planning condition restricting overnight use is necessary to ensure that the huts are not used as living accommodation in the future

5 RECOMMENDATION :-

- 5.1 Approve, subject to conditions that the amenity block is provided before any of the huts are occupied and no overnight occupation is allowed.
- 5.2 The proposal complies with the aims of Policy CS8 of the Great Yarmouth Local Plan: Core Strategy and saved Policies TR24 and REC11 of the Great Yarmouth Borough-Wide Local Plan.



GREAT YARMOUTH
BOROUGH COUNCIL

Property and Asset Management

Town Hall, Hall Plain
Great Yarmouth
NR30 2QF

Email: enquiries@great-yarmouth.gov.uk
DX: 41121 Great Yarmouth 1

Great Yarmouth Borough Council
Planning & Development
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Head of Property & Asset Management: Jane Beck

Please ask for: Matthew Hollowell
Direct Line: (01493) 846482
Mobile: 07500 570 235

Email: matthew.hollowell@great-yarmouth.gov.uk

For the Attention of Graham Clark Esq.

Our ref: CON228
Your Ref: 06/18/0110/SU

10th May 2018

Dear Graham

Re: 70 No. Beach Huts with amenity block & associated services, Lower Esplanade, Gorleston-on-Sea.

Thank you for the opportunity to review the application, discuss any outstanding points and look at the general concern of those individuals whom have written in, either in support, support with some concerns or outright objections.

It is interesting to note that far more people have written or called requesting a hut than objections to them. We are mindful, however, of the concerns from the objectors and we hope this letter answers those concerns.

There were no objections from Strategic Planning, having considered policy restraints from the outset. We had already considered fully the points they raised.

The majority of concerns are with reference to the potential spread across the Esplanade from the hut owners. The beach huts have specifically been given a front balcony to retain any external seating to the footprint of the hut only.

The Esplanade has a width of over 7 metres (approximately) with a further red tarmac footpath of 2.5 metres (STS) (9.5 metres overall) with the Huts placed half a metre from the retaining wall of the ravine there is 6 metres left including the footpath.

Park run have made some observations in their letter of the 26th March, where it is stated they 'think we can still manage to continue the park run'. The ravine paths and area left on the Esplanade is still far in excess of the path along the cliff top that park run use. If there is a potential for 'harmful collisions' then they will need to steward the race and ensure the safety of their event. Consideration has been made for all users.

The gap left at the bottom of the two northern slopes is approximately fifteen metres between huts. This should be adequate to avoid collision. Consultations have taken place with highways who would advise on such issues and they have raised no objections, either from vehicular or pedestrian accesses. There is still six metres of Esplanade being retained for walking, dog walkers and events.

We have addressed the comments from Anglian Water, and confirmed that the toilet block only will connect into their system and not each hut, confirmation was sort that the surface water from each hut will not be deposited into the drainage system and that the current situation where the Esplanade drains to the beach will be continued.

Many comments have been made with relation to parking; however, it is interesting that half of the enquiries for purchasing a hut have come from Gorleston residents, most of the others are within the Borough with a smaller number being outside the area. It is felt that some will walk and others have enquired for safe refuge for their bicycles.

We would note that families with their children already go to the beach and take a picnic to spend the day; we cannot see a problem with long stay parking.

Design, Materials and finishes have already been discussed with Conservation and Ian Hardy has made supportive comments to date.

Some objectors are concerned about parking on the Esplanade; there is no proposal to allow cars onto the Esplanade.

There are already deliveries onto the Esplanade and if permission was sought for a one off delivery then this would not be unreasonable withheld. However, after discussions with planning if there was a concern that occupiers would just flaunt this, we could deal with it in their lease agreement.

The toilet block has been amended to include one disabled / baby change cubical and two further cubicles, three in total. Fresh water would also be available from this building. It is stressed that access to this facility will be restricted to the Beach Hut **owners** only.

The scheme has been consulted on and carefully considered from the outset, including the effect on the surrounding area, its character, setting within the coastal scene and Conservation Area.

Alternative materials to wood and felt have been considered, however with the coloured wood effect plastics there is an ever greater chance of sun bleaching, which would make routine maintenance far more difficult. The roof covering has been explored and we are happy to agree to a square or patterned roofing felt as opposed to felt and batten. The design has already considered the character of the area.

The security of the huts is paramount and the potential installation of CCTV above the toilet block has been considered, this would give uninterrupted views to the north and south.

Most comments would appear to be aimed at maintenance and management issues, these have been rigorously thought-out and the current proposal would be to sell a long leasehold interest containing strict conditions, which would cover repair, decoration and use.

This would be strictly monitored and the ground rent would cover the regular inspection of the huts and the area, the Council would retain the right to enforce on huts which are not properly maintained and if necessary carry out the work ourselves.

The whole area would be constantly monitored by seafront enforcement and any breaches appertaining to the leasehold agreement would be dealt with.

However, with regards to colours, lengthy discussions have taken place with the planning department and this can be conditioned to a palette of colours or left up to the purchaser to choose their own.

We are mindful that the proposal is to offer them on a long leasehold interest and as such we do not want to appear overbearing as a landlord or detract from an owner's individual tastes. However, we also understand that if half are painted black and purple then this could potentially have an overbearing effect on the character of the area.

We are happy to continue open discussion with planning to agree final decoration and colours. From the few objectors we note they have asked that pastel colours should be conditioned, however, others may prefer a brighter seaside colour.

Referring to times of occupation we would not want this conditioned, some may be early risers and wish to be in their hut at six in the morning, whereas others may prefer a summers evening at dusk. We are mindful that if someone is purchasing a hut they should have some freedom over colour and times of occupation. There will be strict conditions within the lease that there will be no overnight stays.

The lease will be comprehensive in protecting both our rights and the rights of the public who enjoy the Esplanade for walking and other leisure activities.

It may be a surprise but already potential purchasers have enquired if they could erect a name board as some would wish to name a hut if they are successful in purchasing one, external alterations and signage will also be dealt with within the lease.

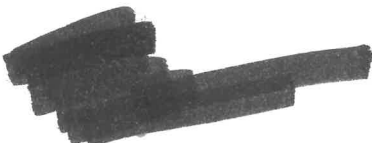
I have, on the whole probably spoken to the majority of interested individuals, they are looking forward to having the opportunity to purchase a beach hut and there is an excitement around the possibility of owning a hut. Some have already considered names.

The application has hopefully answered the general concerns around the proposal, the application has been sent to statutory consultees all of whom have no objections, only suggested conditions. We trust the application will receive a favourable decision.

This exciting scheme will provide colourful huts with front verandas, enabling people to enjoy the beautiful coastline with the benefit of a relaxing shelter. The enquiries so far have been enthusiastic and looking forward to its commencement.

If however, there are any further matters or concerns, please do not hesitate to contact me.

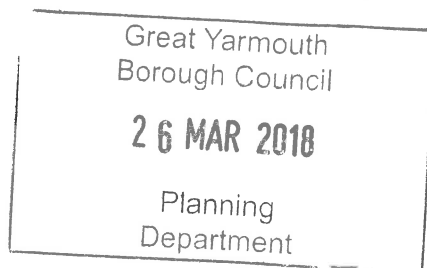
Yours Sincerely



Matthew Hollowell BA (Hons)
Estates Surveyor
Property & Asset Management

Ack 27/3/18

S



Chris Harbord

10 Lilac Close

Bradwell

Great Yarmouth

NR31 8HD

26/03/2018

FTAO Mr Graham Clarke. Planning Officer. GYBC.

Dear Mr Clarke,

Thank you to your colleague for a copy of the planned deployment of Beach Huts on the Gorleston Lower Esplanade. Ref 06/18/0110/SW (not sure of last digit).

From a parkrun perspective I think we can manage to continue the parkrun every Saturday morning **although i do have a particular recommendation:**

The plan of the positions of the huts indicates that they will be placed close to the exit of the down slopes. (Your Appendix Three). People coming down the slope at any speed - Runners, and other fast movers such as children, perhaps on scooters etc will need to have some sight of other people, (walking, running, cycling etc) along the esplanade. And Vice Versa. Also the former group must be able to avoid the hut in front of them.

My proposal is that a considerable gap is left between huts at the position of the down slopes. I have included a diagram with suggested dimensions which would minimise risk of harmful collisions.

This would mean a change of the number of huts in each section but I believe there is plenty of room to re-position several at the northern end of the proposal (towards the Beach Café).

The narrowing of the foot-fall area is a slight, but not insurmountable, issue.

Thank you for considering my concerns. I shall be pleased to discuss further if required.

Best regards

Chris Harbord

A handwritten signature in dark ink, appearing to read 'Chris Harbord', is written over a dark, rectangular redacted area.

Gorleston Cliffs parkrun Event Director

PS Separately, I do have a concern that the huts may be constructed in timber. I trust that the potential for vandalism is being accounted for. CH.

Copies sent to Mr I Hardy, Mr M Hollowell, Mr T Noble.

BEACH

LOWER
PROMENADE

NOT TO SCALE

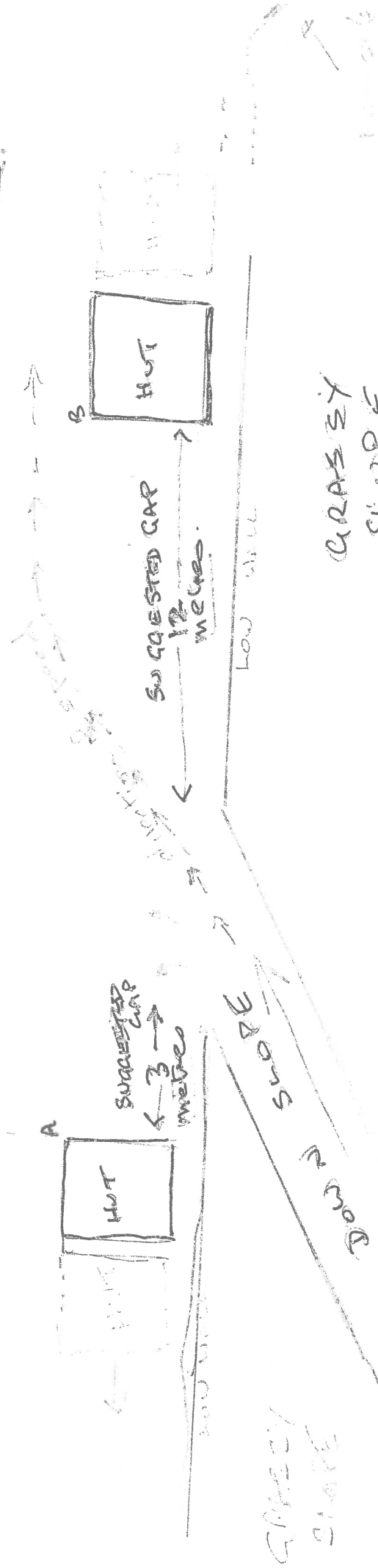
SUGGESTED GAPS TO MINIMISE

COLLISION RISK

IF NO HUTS ARE PLACED IN THESE GAPS THERE SHOULD BE ADEQUATE SPACE FOR THESE

IN THE SECTION CLOSER TO THE BEACH CAFE

NB THERE ARE 3 SLOPES TO CONSIDER IN TOTAL.



NOT TO SCALE

ACK 9/4/18

S

Miss Frances Saddington,
261 Lowestoft Road,
Gorleston,
Great Yarmouth,
Norfolk
NR31 6JJ.

[REDACTED]

[REDACTED]

March 28th, 2018

**Mr G Clarke,
Great Yarmouth Borough Council,
Town Hall,
Hall Plain,
Great Yarmouth,
Norfolk,
NR30 2QF.**

Re. Planning reference 06/18/0110/SU

Dear Mr Clarke,

I am writing regarding the plans to construct 70 beach huts with amenity block on the Lower Esplanade at Gorleston.

I feel very strongly that this should not go ahead, at least on the scale proposed. If It does go ahead then I would hope very much that the council might consider scaling back the plans so that the scheme is not as disruptive as it might be in its current form.

My reasons for objecting are as follows:

- The lower promenade currently has a lovely open aspect, which makes Gorleston special and unique in comparison with other nearby resorts. The construction of a large number of beach huts would spoil this considerably.
- The lower esplanade is used for leisure purposes by locals and tourists alike, not least those of us who live in the direct vicinity of the area. There is currently a wide space which is safely used by cyclists, walkers, wheelchair users and parents with prams. I fear that if this space is narrowed, then the quality of this leisure facility will be greatly reduced. The likelihood of accidents and also disagreements between the groups of users will greatly increase. A similar situation is already present outside Jay Jay's Beach Café, where a large number of tables and other pieces of street furniture causes a dangerous bottleneck on busy days.
- Further to the previous point, the current provision of seating on the lower esplanade will be spoiled by the new construction. The benches are exceptionally well used, especially by older people and those less able to walk long distances. It would be very sad if people were not able to rest and enjoy the view, should the benches become surrounded by beach huts.

- The commercial aspect of the scheme is undemocratic and would mean the beach huts, which will be placed on public land, will largely be used by the small minority of wealthier people who can afford to purchase a hut. Should only a small number of huts be built, all to be owned and rented by the council for everyone to use, then this issue would be addressed sufficiently.
- The council should also provide reassurance that should the huts be built, they will be maintained to a high standard and not enter into a state of disrepair, thus creating an eyesore. In connection with this, users of the beach huts should be asked to comply with a code of conduct which should include provision aimed at preventing litter or other debris on the promenade caused by habitation of the huts.

I thank you for taking the time to consider these comments.

Yours sincerely,

Frances Saddington

JayJay's **The Beach Café**

Lower Esplanade, Gorleston-on-Sea, Norfolk.

Planning Application Ref: 06/18/0110/SU

GT YARMOUTH BOROUGH COUNCIL

PLANNING APPLICATION FOR BEACH HUTS – GORLESTON ON SEA

I wish to make comments/suggestions on the Council's above Planning application to its own Planning Department and would hope such comments will be taken into consideration and acknowledged albeit the Council will be granting itself permission;

1. Why as an adjoining Owner to the proposed planning site I have not been given the appropriate Notice of Application as believe there is a statutory requirement so to do?
2. Whilst I am supportive of the proposal to introduce Beach Huts to Gorleston Beach in line with the proposal I made to the Council's Officers in 2017 I feel the project is too big from the outset and should initially be restricted to 40 Beach Huts, perhaps sited between the two slopes to assess the impact on this area of the Esplanade and parking within the area, which we all know is already a problem on a hot Summers Day. It needs to be appreciated that Beach Huts will often be used by Families which could mean 3 or 4 cars being parked in the area for long periods of time which will restrict the parking available to those just wishing to take a stroll along the Esplanade for a couple of hours and have a snack or cup of coffee. If the project is a success and no problems arise from having 40 Beach Huts in position then there would be nothing to stop the Council applying to increase the number, but initially I think 40, for a trial, is appropriate.
3. It needs to be a condition of the Planning Permission that there will be no use of the Beach Huts until the appropriate Toilet, Waste and Water Supplies are in place, otherwise I can see my Café being swamped to provide such services. Further I believe some arrangement needs to be

put in place for the management and cleaning of the Services Area, again feel this needs be a specific condition of planning permission.

4. In my view the provision of just two Toilets to service 70 Beach Huts, per the additional plan to the Planning Application, is insufficient for let's assume there could be on average 4 people using each Beach Hut which could amount to up to 280 people, clearly two Toilets would not be sufficient. Surely the Council should be forced to follow its own code for the provision of Toilets in relation to Eating and Drinking Establishments
5. Beach Huts on the Esplanade will seriously restrict the width of the Esplanade, it is just over 9 metres wide where it is proposed they be sited, the Beach Huts will be 3 metre square and are to be sited 0.5metre away from wall so there will be only around 5.5 metres left for public right of way so feel a Health and Safety Risk Assessment is necessary to seriously consider the following points and the consequences thereof:
 - whether people will be permitted to sit on deck chairs in front of the Beach Huts further restricting the public right of way along the Esplanade
 - whether the Council needs to prohibit riding of cycles along the Esplanade (other than small accompanied children) having regard to the fact that people using Beach huts will undoubtedly be enjoying the company of children and the apparent danger of people riding cycles, some at very fast speeds, along the Esplanade, a problem I already have to contend with outside the Beach Cafe
 - Means of access to the Beach in this area of Esplanade is limited, perhaps the need for some extra steps to be put in place to the Beach in front of where the Beach Huts are to be sited
6. No information is provided in the Design and Access Statement as to the construction of the Beach Huts, are they to be made of wood, plastic wood or other material? Feel the Council needs to think of the ongoing maintenance needed to preserve the appearance of the Beach Huts, for the community does not want to see them falling into a state of disrepair which was the case of the Beach Huts to the northern end of the Esplanade, before they were demolished, and so preserve the Town's asset of Gorleston Beach.
7. Suggestion is made that the Beach Huts are made of Plastic Wood or like material to alleviate the need for regular painting, otherwise a condition needs to be imposed by the Council in its Agreement for the

letting/sale of the Beach Huts that they shall be painted every 3 years to preserve their condition.

8. Perhaps, it might be an appropriate planning condition that the Beach Huts be replaced with new models every 15 years in the same way that Caravan Site Owners demand replacement models to preserve the image of their sites, besides creating them with extra revenue.
9. Looking at the design of the Beach Huts in Appendix Two of the Application they do not appear to be very vandal proof, would suggest that the bottom of the doors need to be of a more solid construction or covered by a like security shutter to the top part of the doors otherwise beyond doubt they will be vandalised.
10. Planning should stipulate the design, construction, security of each Beach Hut is the same to give uniformity and consistency and should only be painted or have the appearance of a pastel colour.
11. Regarding Security, I consider it should be a condition of planning permission that CCTV be installed by the Council, paid for by the Owners or Leaseholders of the Beach Huts, to help prevent ongoing vandalism.
12. Further I believe it would be an appropriate planning condition that the Beach Huts shall only be used between the hours of sunrise and sunset to prevent any late-night parties leading to possible rowdiness in the area



JAY FORMOSA
Proprietor

Ack'd 20/3/18

Great Yarmouth Borough Council

19 MAR 2018

Customer Services

184 Lowestoft Road
Gorleston-on-Sea
Great Yarmouth
Norfolk
NR31 6JE

Mr. D. Minns,
Group Manager (Planning)
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

16 March 2018

Dear Sir,

Planning Application number 06 / 18 / 0110 / SU

**Ref: up to 70 beach huts plus amenity toilet block on the Lower Prom,
Gorleston**

I am in favour, in principle, of this proposal.

However, the provision of just 2 toilets for 70 beach huts each one of which could potentially accommodate a family group is wholly inadequate. Public toilets at the south end of the prom would greatly encourage families to use the full length of Gorleston beach and decrease the extent to which people at that end of the beach discreetly relieve themselves on the beach or at the water's edge.

My other concern is vehicular traffic on the Lower Prom. There are already vehicles driving to and parking at the café, will the beach huts also permit vehicular access and parking? If the general rule is to not permit vehicular access how many exceptions to the general rule, such as delivering furnishings, equipment, provisions, disabled access etc. will be made?

Yours faithfully,

Les Cockrill (Mr)

Great Yarmouth
Borough Council

19 MAR 2018

Planning
Department

**Sandbanks
69 Marine Parade
Gorleston on Sea
Norfolk
NR31 6EZ**

The Planning Dept
Gt Yarmouth Borough Council
Town Hall
Great Yarmouth
NR30 2QF

15th March 2018

Dear Sirs

Planning Application 06/18/0110/SU – Beach Huts – Lower Esplanade, Gorleston on Sea

I write reference the above Planning Application for the siting of 70 Beach Huts in an area on the Lower Esplanade immediately in front of my residence.

I am not opposed to the siting of Beach Huts in this area, but feel the number applied for from the outset is too high, perhaps 40 or thereabouts to see what impact this smaller number would have on the area plus assess the effect their use would have on parking in the area. Currently on a hot summers day parking in this area is already a 'nightmare' and my feeling is that parking in conjunction with use of Beach Huts will be of a different nature, it will be for longer periods and involve more people with vehicles. Beach Huts will be made use of by my Families with parents arriving separately to their married children with the parent's grandchildren meaning more than one vehicle to be parked in the area and perhaps sometimes 3 or 4 vehicles which will make parking at a premium and will restrict those people looking to park for just a stroll along the Cliffs Top or Esplanade. Effectively the Cliff Top Car Park could become chockablock with long stay parked vehicles which do not believe is the intended use of this Car Park. Thus, my view is that Planning Permission should be restricted to a smaller number from the outset, however if no problems are encountered then there would be no problem with Council making an application to increase the number in future years.

Reference the granting of Planning Permission I feel it is imperative that a condition is put in place to cover the necessary provision of Toilets, Waste and Water Supplies with a proviso that such Services are in position before any occupation of the Beach Huts together with some form of compulsory Management Agreement with the Owners/Leaseholders of the Beach Huts subscribing for the maintenance and provision of stated Services together with the cost of providing general security in the area such as CCTV to prevent vandalism.

An additional plan has now been filed on the Council's Planning Portal by Ian Hardy which suggests the provision of just 2 Toilets to service 70 Beach Huts. In my view this is insufficient for each Beach Hut could have 4 to 6 people, or even more

making use of them on hot summer days which would mean in the region of 300 people would need toilet facilities on particular days so without doubt I feel greater capacity is needed and this should be a requirement of any planning permission granted.

Looking at the Planning Application very little information is provided as to the materials to be used in the construction of the proposed Beach Huts, I am supposing they will be made of wood, but wonder if, to keep good appearance, it would be better if made of some man made material like plastic wood, which would restrict the need for regular painting. If to be made of wood then feel a planning condition needs to be made that the Management Agreement shall specify that the Beach Huts shall be painted on the exterior every 3 years to keep them in pristine condition for the Council must take steps to prevent them from going into disrepair as was the case with the Beach Huts at the Northern end of the Esplanade resulting in the need for them to be demolished.

Clearly vandalism is going to be a problem in this area so feel planning need to specify the provision of CCTV as a requirement and that the full door area of the Beach Huts is covered by security shutters whether it be a metal plate or metal shutters.

For appearance sake feel planning permission needs to specify that all Beach Huts shall be of the same design, construction and appearance including security provision and should only be painted or made of material in pastel colours in order to give uniformity.

Further feel might be appropriate that use of Beach Huts is restricted to the hours between sunrise and sunset to forbid any late night parties.

I would be most grateful if my views as a local resident could be taken in consideration by the Planning Committee in considering the Councils Application. My comments/suggestions are made with a view to preserving the Town's Asset of Gorleston Beach/Promenade.

Yours faithfully

DEREK NEEDHAM

ACK 12/3/18

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Great Yarmouth Borough Council

12 MAR 2018

Customer Services

North Manor House
12 Pier Plain
Gorleston NR31 6PE

Saturday, 10 March 2018

06/18/0110/SU

Great Yarmouth
Borough Council

12 MAR 2018

Planning
Department

Construction of 70 beach huts with amenity block and associated services

Dear Sir,

In the plans and documents relating to the proposal for beach huts I can find no mention of the impact of the huts on the present usage of the esplanade.

You will know that every year many hundreds of people enjoy a wide range of activities along the "prom".

For the scheme to be acceptable to all users of the "prom" the Council needs to express a commitment NOT to restrict or prevent any of the existing usages because of the occupants of the beach huts.

This commitment is needed to make the scheme acceptable to the wider community in the long term.

Yours sincerely,



Margaret Ward

Application Reference 06/18/0110/SU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name craigh page

Address 195 lowestoft road

Post Code NR31 6SX

Telephone

Email Address

For or Against GC General Comments

Speak at Committee

Graham,

These are a good idea but the beach is largely subsided where they are planned so safe beach access needs to be considered. Other points;

Cliff ramp base should be clear in line, as previously commented. Sizes suggested within that correspondence look reasonable.

Access for fire engine, ambulance and REFUSE COLLECTION,

Where are the refuse bins? Vehicle turning?

I agree with the potential vandalism issue and re-decoration regime. This can be limited with the correct material use.

Any soft / hard landscaping proposed/ lighting?

Toilet numbers and access seem under-done as do showers.

Maybe showers can be beach type on a dry main for the winter months.

The huts need a much better aesthetic quality. We should be leading not following. Presumably the quality of the design will be conditioned.

Just noticed the D and A statement on refuse. This probably needs a closer look to see how the issue is managed on similar schemes elsewhere and whether this is successful.

Date Entered 05-04-2018

Internet Reference OWPC1509

Gorleston Seafront - Beach Huts - Site Plan

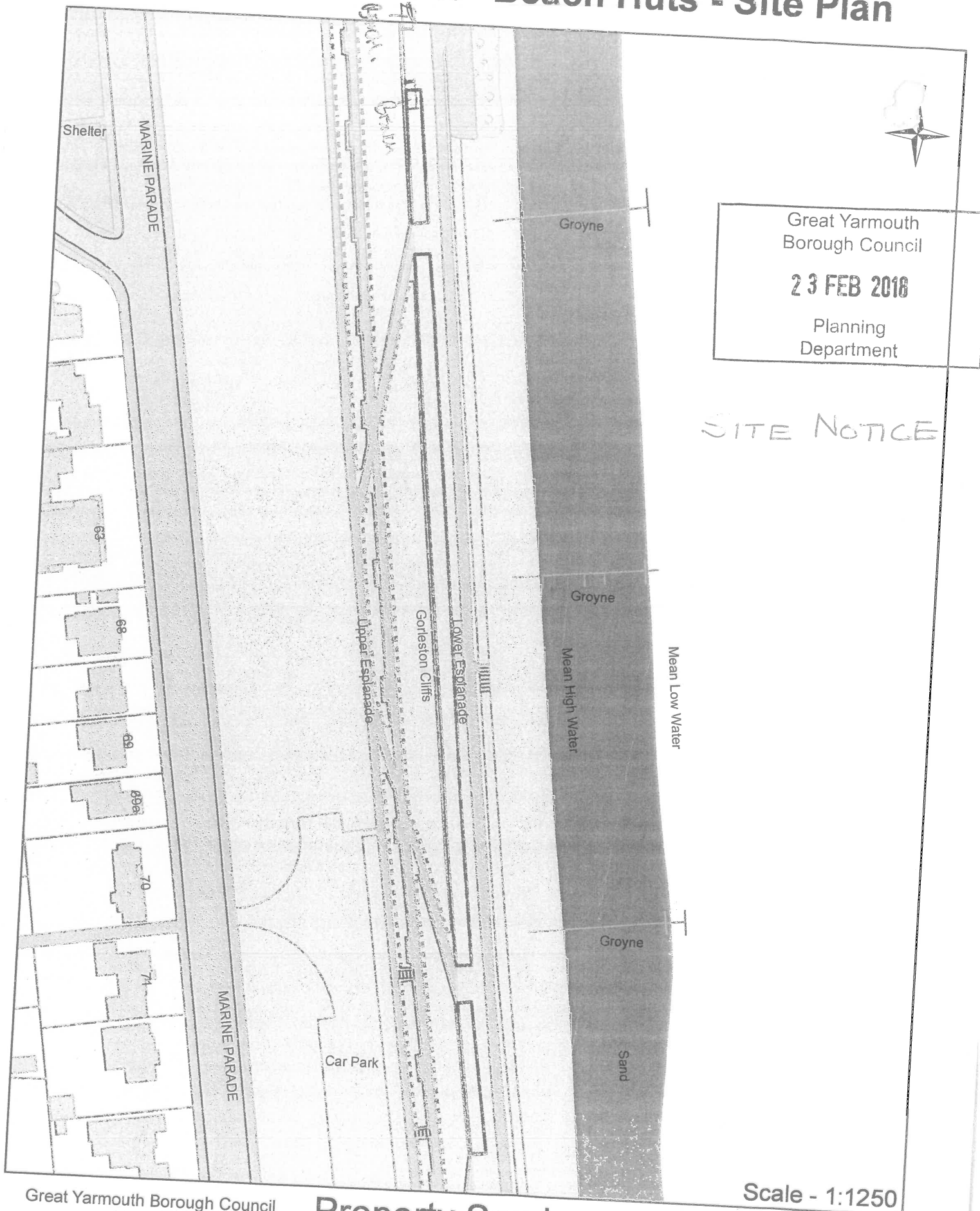


Great Yarmouth
Borough Council

23 FEB 2018

Planning
Department

SITE NOTICE



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Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF



GREAT YARMOUTH
BOROUGH COUNCIL

Property Services

10.2 06/18/0110/SU.

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Date 13/02/2018

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