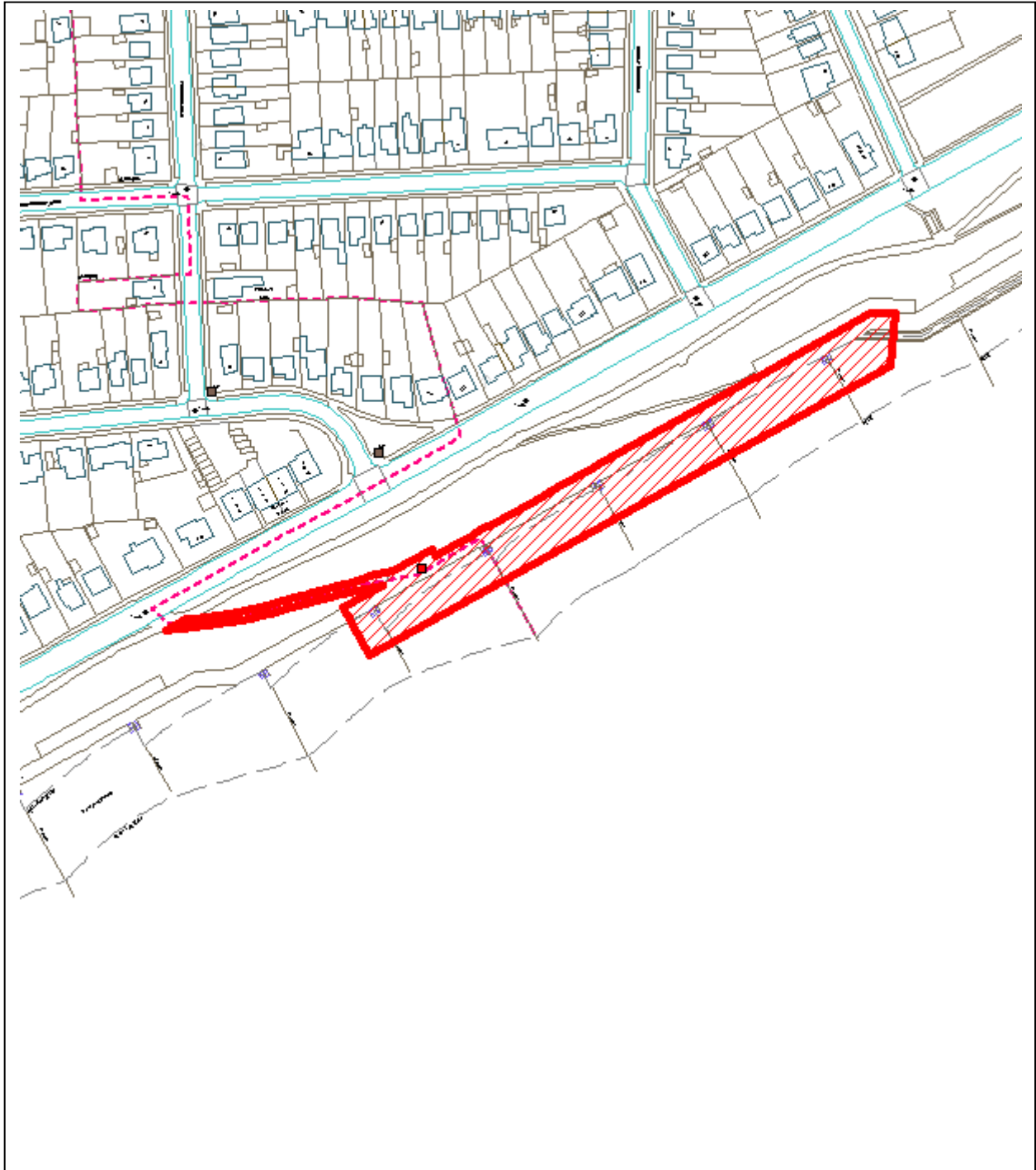


PLANNING COMMITTEE

26 JULY 2011

REPORT OF THE TEMPORARY HEAD OF PLANNING

A.11 PLANNING APPLICATION - 11/00627/FUL - KINGS PARADE , HOLLAND ON SEA, ESSEX, CO15 5QF



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Application:	11/00627/FUL	Town / Parish:	Clacton Non Parished
Applicant:	Tendring District Council		
Address:	Kings Parade, Holland On Sea , CO15 5QF		
Development:	Alterations and improvements to existing sea wall.		

1. Executive Summary

- 1.1 This proposal complies with the Development Plan and there are no material considerations indicating any alternative decision. Furthermore the works are urgent due to the severe risk to the stability of the existing sea wall.

Recommendation: Approve

Conditions:

- Time Limit
- Plan numbers

Reason for approval:

This proposal complies with the Development Plan and there are no material considerations indicating any alternative decision. Furthermore the works are urgent due to the severe risk to the stability of the existing sea wall.

2. Planning Policy

National Policy:

PPS25 Development and Flood Risk

Local Plan Policy:

QL11 Environmental Impacts and Compatibility

COM32 Sea Defences

TR4TD Safeguarding and Improving Public Rights of Way

3 Consultations

Environment Agency: Advice for applicant

4. Assessment

The main planning considerations are:

- Development Plan; and,
- Safety of Sea Wall.

Development Plan

4.1 Policy COM32 of the Tendring District Local Plan is the most relevant sea defence policy but it is more geared to larger scale schemes with salt marsh or beach recharge aspects. This is a smaller scale scheme that is concerned with support to the existing sea wall. Salt marshes are not a realistic option in this location and beach recharge would need a much larger scale scheme with offshore works otherwise the recharged sand will simply wash away. In the circumstances of this application it is not considered that it directly conflicts with policy COM32. The proposal is wholly in accordance with Policy TR4 as it ensures the stability of the promenade and the public footpath that runs along the promenade.

Safety of Sea Wall

4.2 A supporting document has been submitted with the application. Key points in the document are;

- Serious concerns over the integrity of the sea wall;
- Existing sea wall inadequate to resist wave action; and
- Cliff erosion that would occur without strengthened defences.

The need for the works is accepted. Although not referred to in the application the works are also needed to protect the existing kiosk and beach huts on this section of the promenade.

Background Papers

None.

Copies of all written observations on the applications before you for determination are available for inspection up to and including the date of the meeting during normal office hours at the Council Offices, Weeley. Please advise Planning Reception if you wish to see them to ensure the file is available. The file containing the observations will be available in the Council Chamber half an hour before the commencement of the meeting.