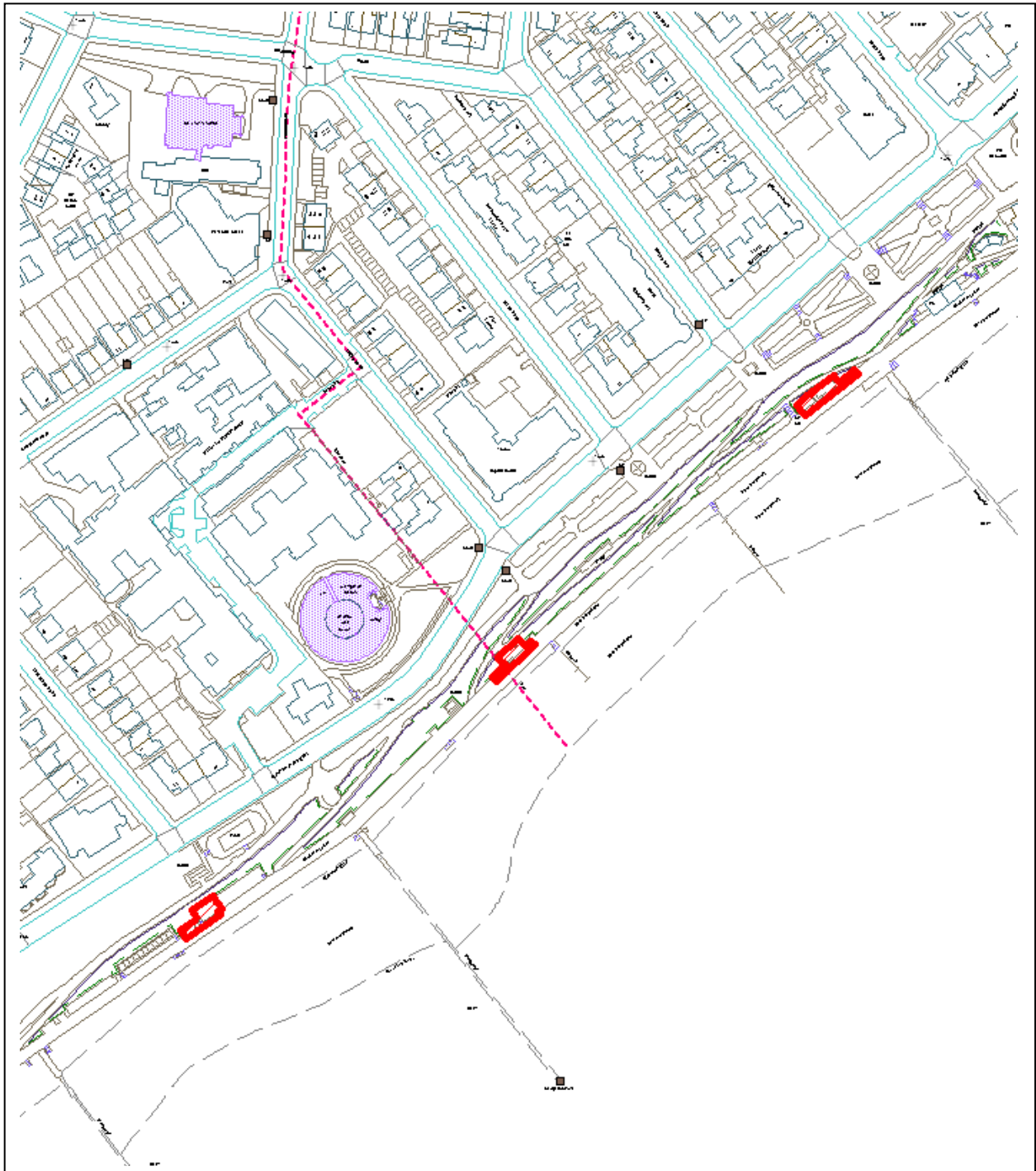


PLANNING COMMITTEE

8 FEBRUARY 2012

REPORT OF THE TEMPORARY HEAD OF PLANNING

A.5 PLANNING APPLICATION - 11/01383/FUL - KIOSK NO 1, NO 2 & NO 3, KINGS PROMENADE, CLACTON-ON-SEA



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Application:	11/01383/FUL	Town / Parish: Clacton Non Parished
Applicant:	Tendring District Council	
Address:	Kiosk No 1, No 2 & No 3 Kings Promenade, Clacton-on-Sea	
Development:	Re-branding of 3 No. kiosks and additional storage space to 2 No. kiosks.	

1. Executive Summary

- 1.1 The proposals improve the appearance of the kiosks, promenade and seafront whilst retaining a 4.2 metre wide promenade that is adequate to allow the free movement of pedestrians and emergency vehicles. There will be no impact on the geological SSSI on which the kiosks are located on and no harm to designated public open space. The application is only before the Committee because the Council is the applicant.

Recommendation: Approve

Conditions:

- Time Limit
- Plans

Reason for Approval:

In approving this application the Local Planning Authority has taken account of the development plan policies listed above and it considers that the proposed development is in accord with those policies and does not harm public amenity. The proposals improve the appearance of the kiosks, promenade and seafront whilst retaining a 4.2 metre wide promenade that is adequate to allow the free movement of pedestrians and emergency vehicles. There will be no impact on the geological SSSI on which the kiosks are located or and no harm to designated public open space.

2. Planning Policy

Local Plan Policy:

Tendring District Local Plan 2007

QL9	Design of New Development
QL10	Designing New Development to Meet Functional Needs
QL11	Environmental Impacts and Compatibility of Uses
COM7	Protection of Existing Recreational Open Space Including Children's Play Areas and Pitch and Non-Pitch Sports Facilities
EN11B	Protection of National Sites SSSI's, National Nature Reserves, Nature Conservation Review Sites, Geological Conservation Review Sites

CL3 Tourism Related Facilities Along Clacton Seafront

QL6 Urban Regeneration Areas

Core Strategy and Development Policies Proposed Submission Draft

DP1 Design of New Development

3. Consultations

Environmental Services	-	No comment.
Regeneration	-	No response.

4. Assessment

4.1 The main planning considerations are:

- Design;
- Impact on Movement on the Promenade;
- Impact on SSSI; and,
- Impact on public open space.

Design

4.2 This application is for works to three Tendring District Council owned kiosks on Clacton's promenade, south-west of the pier. All three existing kiosks are functional in appearance, date back to the 1950s and make no positive contribution towards the appearance of the seafront.

4.3 This proposal would see all three kiosks extended forward further onto the promenade – Kiosk 1 by 0.8 metres, Kiosk 2 by 1.5 metres and Kiosk 3 by 1.9 metres. Each would be partially clad in a wood plastic composite that has the appearance of weatherboarding. Existing outside areas that have been used for seating out will be formalised by the erection of perforated stainless steel panels. A small store would be added at the rear of the outside seating area to Kiosk 1. The overall result would be kiosks of a much more attractive and modern appearance that would make a positive contribution to the appearance of the seafront. The proposals are therefore in accord with the Council's policies on design and with Policy CL3 which specifically states that kiosks along Clacton Seafront will be progressively enhanced.

Impact on Movement on the Promenade

4.4 The Promenade is a public right of way. However, each kiosk ensures that a 4.2 metres wide promenade is retained, giving adequate space for pedestrian and emergency vehicle movement. The encroachment of the kiosks would not therefore materially harm the free movement of pedestrians or emergency vehicles.

Impact on SSSI

4.5 This site is located within a geological SSSI. There will be no impact on the geology of the site from this proposal.

Impact on Public Open Space

- 4.6 Policy COM7 of the adopted Local Plan states that proposals will not be permitted that would prejudice the use or involve the loss of recreational open space. The promenade is part of an area defined by the Local Plan as being public open space. Although the proposal presents a encroachment onto that defined area, the encroachment is so minor as to cause no material harm to the open space. The use is furthermore compatible with and an integral part of the use of the open space. As such, the application does not conflict with the requirements of policy COM7.

Background Papers

None.