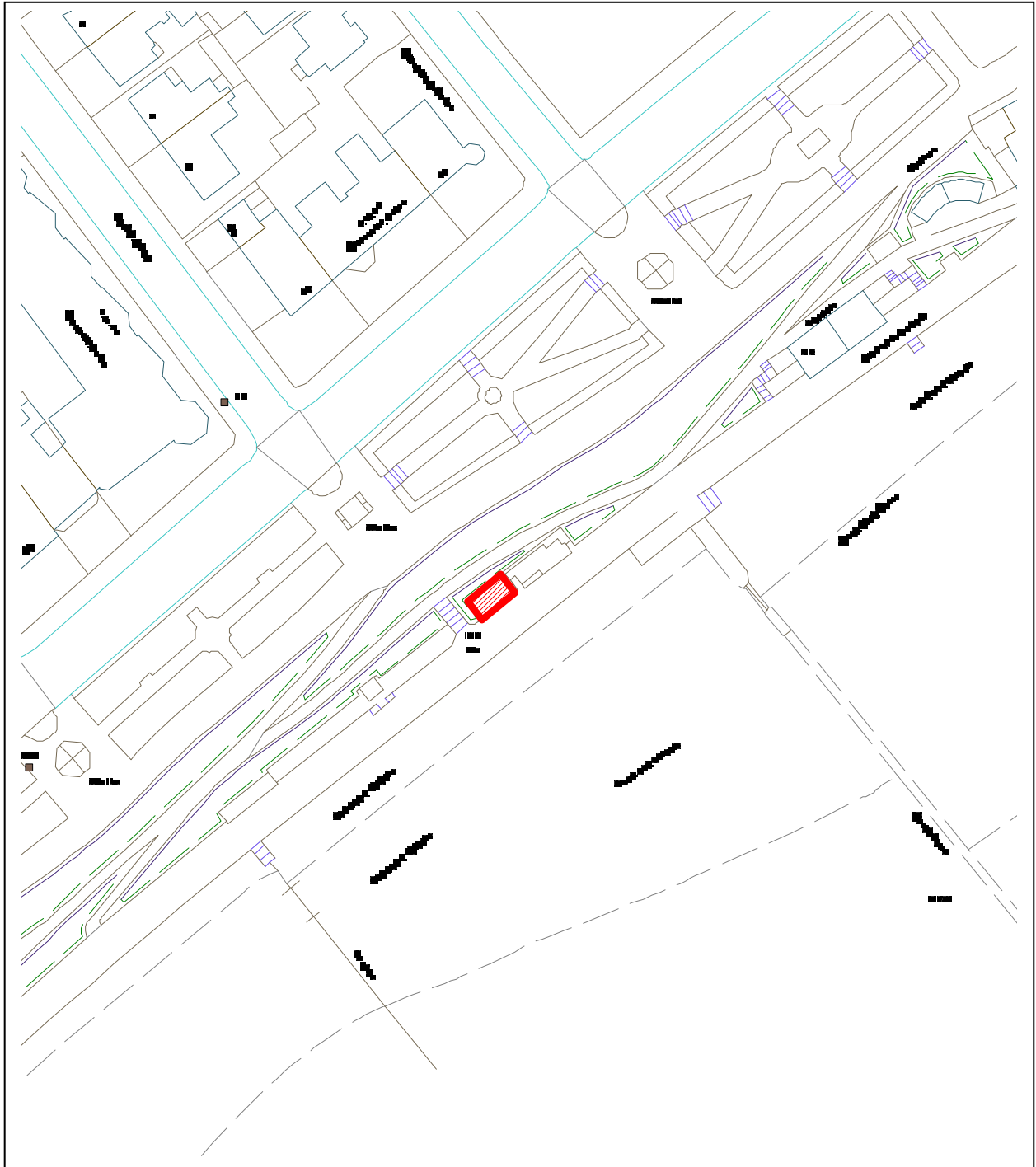


PLANNING COMMITTEE

15 MAY 2012

REPORT OF THE TEMPORARY HEAD OF PLANNING

A.6 PLANNING APPLICATION - 12/00306/FUL - KIOSK 3A, KINGS PROMENADE, CLACTON-ON-SEA, ESSEX, CO15 5AF



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| Application: | 12/00306/FUL | Town / Parish: Clacton Non Parished |
| Applicant: | Tendring District Council - Mr Ian Taylor | |
| Address: | Kiosk 3A, Kings Promenade, Clacton-on-Sea, CO15 5AF | |
| Development: | Change of use from light industrial storage to bar. Widening of existing doorway to accommodate folding doors; bricking up of existing doorway. | |

1. Executive Summary

- 1.1 The proposals improve the appearance of the kiosk and will provide a new bar area which will be a positive tourist addition. There will be no impact on the geological SSSI on which the kiosk is located as the proposal does not involve any extensions to the existing footprint. The scheme accords with the Council's corporate priorities which seek to build a thriving local tourism industry. This application is before the Committee because the Council is the applicant.

Recommendation: Approve

Conditions:

1. Time Limit.
2. Plans .

Reason for approval:

In approving this application the Local Planning Authority has taken account of the development plan policies listed 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 kiosk and will provide a new bar area which will be a positive tourist addition. There will be no impact on the geological SSSI on which the kiosks are located.

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 |
| 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. Relevant Planning History

Application 11/01383/FUL for extensions and alterations to Kiosks 1, 2 and 3 (including this building) was approved by Members on the 8 February 2012.

4. Consultations

Public Experience (Environmental Services) – Advise that proposed licensing conditions have already been submitted to the applicant regarding environmental health issues and no additional planning conditions are considered necessary.

Regeneration – Support the scheme as the proposal is in line with the Council's tourism aspirations which looks to provide facilities which add vibrancy to the seafront area in line with the Council's tourism strategy.

5. Assessment

The main planning considerations are:

- Impact on SSSI;
- Change of Use, and;
- Design.

Design

- 5.1 This application is for works to the Tendring District Council owned Kiosk 3A on Clacton's promenade, south-west of the pier. The kiosk is functional in appearance; dates back to the 1950s and makes no positive contribution towards the appearance of the seafront.
- 5.2 In addition to the previously approved design changes, the bricking up of the existing door and the widening of the opening to fit folding doors would result in a kiosk of an 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. The scheme also accords with the Council's corporate priorities which seek to build a thriving local tourism industry.

Change of Use

- 5.3 The change of use to a bar is acceptable in this position. It will not cause harm to neighbouring amenity by virtue of its position on the promenade away from any residential property. The Council's Environmental Health team has no objection to the scheme and has confirmed that a licence has been issued with opening hours between 10am to 9.30pm. Therefore it is not necessary to condition the opening hours.

Impact on SSSI

- 5.4 This site is located within a geological SSSI. There will be no impact on the geology of the site from this proposal as no extension to the existing footprint is proposed.