

DCL/19/45

Application No:	Y19/1370/FH
Location of Site:	Beach Chalet 1 – 79 Marine Walk, Folkestone, Kent
Development:	Renovation of 35 existing beach chalets, demolition of 44 huts, installation of 80 new wooden chalets and the improvement of the corresponding infrastructure.
Applicant:	Mr Alistair Clifford
Officer Contact:	Helena Payne

SUMMARY

This application seeks planning permission for the renovation of 35 existing beach huts and the demolition of 44 huts and installation of 80 new wooden chalets on the promenade below the Lower Leas Coastal Park. The site is within the built up area boundary of Folkestone and within the Bayle & Leas Conservation area. The renovation works and replacement beach huts are considered to be of a suitable design for the sensitive location, are not considered to give rise to any additional amenity or highway issues and concerns regarding incidences of crime can be addressed by conditions to protect future users of the huts.

The report therefore recommends that planning permission be granted subject to conditions.

RECOMMENDATION:

That planning permission be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

1. INTRODUCTION

1.1 The application is reported to Committee as per the Council's Scheme of Delegation as Folkestone & Hythe District Council are the applicants and have an interest in the site.

2. SITE AND SURROUNDINGS

2.1 The application site is located within the Folkestone Seafront area, and is afforded dramatic views across the channel and has an attractive setting against the Leas Cliff and Coastal Park. The site is currently made up of 78 (all including those derelict and not in use) existing beach huts, which are located within the settlement boundary of Folkestone and the Folkestone Leas & Bayle Conservation Area. The application site consists of the existing beach hut site that stretches along the seafront between Sandgate and Folkestone along Marine Parade, sandwiched between the Coastal Park and the Promenade.

2.2 The application site is located in area of land instability, and is fairly untouched by physical development, other than the existing beach huts, which are located along the

DCL/19/45

sea front. A footpath runs between the huts and the shingle beach allowing pedestrian access. Behind the existing huts, a vast amount of dense vegetation has grown, behind which, for the most part, steep banks lead up to road level.

2.3 A site location plan is attached to this report as **Appendix 1**.

3. PROPOSAL

3.1 Planning permission is sought for the renovation of 35 of the existing beach huts, the demolition of 44 huts and the erection of 80 new wooden chalets (total of 115 huts to be on site). The proposal also includes for the improvement and repair of corresponding infrastructure (repair to retaining walls and existing step access points).

3.2 The beach huts proposed for renovation are split into two sections, the first (huts 1 – 27 and within Zones 1 – 5 as shown on the attached plan in **Appendix 2**) are concrete huts rendered with pitched slate roofs and wooden front doors. The proposed refurbishments include new front doors and associated ironmongery, renovated or replacement roofs depending on condition to match the existing materials. Any loose render will be removed and replaced prior to painting with the installation of air-bricks to ensure the buildings do not become damp.

3.3 The huts identified as being within Zones 6 to 13 are earmarked for demolition, to be replaced by either Hut Type A (2.8m x 1.8m x 2.5m) or B (3.0m x 2.0m x 2.5m) (see **appendix 3**). The proposed replacement huts would be of wooden construction with pitched felt roofs and finished with a stain as seen throughout the Kent coast. The smallest hut would measure 1.8 x 1.8m and the largest 3m x 3m. The vast majority of the doors would be hinged to face seaward side, with a small number opening onto the promenade. The huts would be pushed to the back of each plot to stop litter being placed or gathering behind huts and allow suitable access along the front. The huts will be positioned with at least a 40cm gap between them to allow for future maintenance.

3.4 The huts located within Zone 14 are proposed to be renovated. This zone includes the existing tiered chalets and are constructed of concrete with rendered walls, felt flat roofs and wooden windows that have been boarded over for numerous years and wooden front doors. The common areas in this section are tiled with failing surface water drainage channels. Renovation works here would consist of removing and repairing loose render throughout the structure before painting externally and the installation of new roofs throughout, which are to be topped with sedum living green roofs to encourage a biodiversity gain throughout the site. The doors and associated ironmongery and the wooden shutters would also be replaced. Surface water channels and handrails will also be fitted though out the structure. Maintenance and repair of a number of other structures, including retaining walls and steps are also proposed. The site consists of a concrete hard standing that is in considerable poor state of repair. The work includes the relaying of sections of this to remove trip hazard and to improve the appearance of the area. The rear rendered walls that act as supporting walls to the coastal park bank are considered stable where they exist, however repairs to cracks will be carried out. The small front walls throughout the site are also showing signs of failure. A galvanised steel handrail system is proposed for the top of the front boundary walls and replacement ramps and steps will also be provided.

3.5 The application has been accompanied by the following supporting documents/reports:

DCL/19/45

- Civil Engineering Assessment dated 15 November 2019 (by Consulting Civil & Structural Engineers) - The report concludes that the proposed scheme will not have a significant adverse effect on local or overall land stability in the 'Latchgate' area and may in fact result in a small improvement.
- Planning Statement - The statement advises that the application has been submitted by Folkestone & Hythe District Council itself as trustees of the Folkestone Parks and Pleasure Grounds Charity (FPPG). The FPPG Charity has the objective of regenerating the area and maximising rental income. In light of this a full review of the beach hut stock along Marine Parade was undertaken to fully understand the existing condition of the huts and the infrastructure that supports them. The Planning Statement refers to this review of the beach hut stock, providing justification for their renovation and/or demolition and replacement. The review showed that 22 of the huts were beyond economic repair, with numerous others needing works. The infrastructure has been degrading over many years and needs a major overhaul, including surface water drainage, cracked supporting walls, collapsed banks, failing steps and numerous surface trip hazards.
- Flood Risk Assessment – The Assessment concludes that the site has no known history of flooding and that the site is suitable for the proposed use. The risk of flooding the buildings from overland surface water and overtopping will be negligible as the site is situated on raised land, surrounded by concrete retaining and sea walls, and a shingle barrier. There will be no significant material impact on surrounding areas as a result of the proposed development. Any new areas of hardstanding will drain seawards.

RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history for the site is as follows:
- 4.2 Y15/0488/SH – Display of Beach Hut in connection with the Triennial – Approved with Conditions.

5. CONSULTATION RESPONSES

- 5.1 The consultation responses are summarised below.

Consultees

Sandgate Parish Council: No comments received at the time of writing the report. Any comments received ahead of the Planning & Licensing committee meeting will be reported at the meeting.

Environment Agency: No objection to the proposal. The frontage is maintained by Folkestone & Hythe District Council and therefore no permissions are required from the EA. The conclusion of the submitted Flood Risk Assessment is accepted.

KCC Ecology: No comments received at the time of writing the report. Any comments received ahead of the Planning & Licensing committee meeting will be reported at the meeting.

KCC Local Lead Flood Authority (SUDS): No comments received at the time of writing the report. Any comments received ahead of the Planning & Licensing committee meeting will be reported at the meeting.

Merebrook (Contamination Consultants): No comments received at the time of writing the report. Any comments received ahead of the Planning & Licensing committee meeting will be reported at the meeting.

Kent County Constabulary: requests that the security for these huts meets or exceed the standards of SBD and Sold Secure silver, this is to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict. Some beach huts can be vulnerable so we welcome the opportunity to suggest affordable and realistic solutions.

Local Residents Comments

5.2 The application has been advertised on site and in the press and by the individual neighbour notification of the owner/occupier of 2 x neighbouring property. 2 letters of objection have been received.

5.3 The key issues are summarised below:

Objections

- Concerns about security as the proposed replacement chalets are of wooden construction.
- Can a wooden structure be secured to withstand weather conditions
- Wooden structures may be more prone to fire hazard and a target for vandals.
- Specific concerns regarding zone 12 (currently existing chalet numbers 75, 76, 77 & 78), and which are planned to be demolished and replaced with Hut Type A:
 - The new huts are significantly smaller than the existing.
 - The 4 existing huts are in good order (other than the odd missing tile and overgrown vegetation) so why demolish and replace? The chalets should be retained and instead renovated and repaired.
 - Keeping them would still allow space for new ones
 - Government policy is for the country to be carbon neutral by 2050. This isn't making the 'best possible use of existing resources'.

5.4 Responses are available in full on the planning file on the Council's website:

<https://searchplanapps.folkestone-hythe.gov.uk/online-applications/>

6. RELEVANT PLANNING POLICY

DCL/19/45

- 6.1 The Development Plan comprises the saved policies of the Shepway District Local Plan Review (2006) and the Shepway Core Strategy Local Plan (2013)
- 6.2 The new Places and Policies Local Plan Submission Draft (February 2018) has been the subject of public examination, and as such its policies should now be afforded significant weight, according to the criteria in NPPF paragraph 48.
- 6.3 The Folkestone & Hythe District Council Core Strategy Review Submission Draft (2019) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between January and March 2019, as such its policies should be afforded weight where there are not significant unresolved objections.
- 6.4 The relevant development plan policies are as follows:-

Shepway District Local Plan Review (2006)

SD1 - Sustainable development

BE1 – Standards expected for new development in terms of layout, design & materials etc.

BE4 – Conservation Areas

BE13 – Urban Open Space

BE16 – Existing Landscape Features

BE19 – Land Instability

Shepway Local Plan Core Strategy (2013)

DSD - Delivering sustainable development

SS1 - District spatial strategy

SS6 – Spatial Strategy for Folkestone Seafront.

Places and Policies Local Plan Submission Draft (2019)

HB1 - Quality places through design

C2 – Safeguarding Community Facilities

NE6 – Land Stability

NE8 – Integrated Coastal Zone Management

NE9 – Development around the coast

Core Strategy Review Submission draft (2019)

SS1 - District spatial strategy

SS10 – Spatial Strategy for Folkestone Seafront

CSD5 – Water and Coastal Environmental Management

CSD6 – Central Folkestone

National Planning Policy Framework (NPPF) 2019

- 6.5 Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant

DCL/19/45

material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

Paragraph 11 - Presumption in favour of sustainable development.

Paragraph 47 - Applications for planning permission be determined in accordance with the development plan.

7. APPRAISAL

Principle of development

- 7.1 The general thrust of national and local planning policy is to secure sustainable patterns of development through the efficient re-use of previously developed land, concentrating development in accessible locations. The proposal is considered to facilitate the achievements of these objectives through the restoration and replacement of an existing facility in the same location.
- 7.2 Land south of Marine Parade is identified within the Local Plan (Saved Policy SS6 of the Shepway Local Plan Review, 2013) as an area of significant opportunity for new development, including leisure and tourism development, with potential to contribute to the wider regeneration of Folkestone and create an attractive link between the harbour and coastal park. The area contains a number of existing uses, including the existing beach hut development, of which there are 78 in total. Many parts of this wider site currently fail to provide a positive image or welcoming access for visitors and residents to the seafront due to the poor condition many of the existing huts are in. Some have been subjected to severe vandalism and graffiti, and others, due to lack of maintenance, have fallen into a poor state of repair. The result is unattractive and the proposed development seeks to improve the image of Folkestone Seafront without introducing new uses. The scheme proposes to improve existing beach hut facilities, and replace those that are beyond repair with the addition of some further huts to offer more variety in terms of sizes. It is considered that the proposed repair, refurbishment and replacement of those huts beyond repair and the provision of some new huts, will assist in improving the character and appearance of the seafront itself.
- 7.3 The proposal would meet the broad aims of the Core Strategy Review (2019), in particular Policy SS10, which states that planning permission will only be granted where proposals clearly support the delivery of planned incremental redevelopment for a distinctive, unique and high quality seafront environment. In addition to this, Policy CSD6 further reiterates the need to ensure new development contributes to 'public realm improvements' of the central Folkestone area. The proposal meets the criteria set out with this policy requirement.
- 7.4 The proposal will not result in the loss of the beach hut facility, but rather includes the restoration and replacement of facilities for the greater good of the community as a whole. In this instance the development is considered acceptable under the provisions of Policy & Places Local Plan Policy (2018) C2 (safeguarding community facilities).

DCL/19/45

7.5 As such, the proposal is considered acceptable in principle under the provisions set out under the National Planning Policy Framework, Local Plan Policy SD1, SS6, Core Strategy Review (2019) policies SS10 and CSD6 and Policy & Places Policy C2.

Street Scene, Character & Design (Conservation Area)

7.6 Development Plan Policy places considerable emphasis on the importance of achieving good design to ensure that all new developments are appropriate to the shape, size and location of the site. Local Plan Policy SD1, Core Strategy (2013) Policy BE1, Policy & Places Policy HB1 seek to ensure that the design of the development is appropriate in relation to the character, appearance and functioning of the surrounding area. Also relevant, due to the site's coastal location, is the consideration of Policy & Places Policy NE9, which advises that development will not be permitted unless proposals preserve and enhance natural beauty, landscape, heritage and nature conservation.

7.7 In addition to the above, the application site is also located within the Folkestone Leas & Bayle Conservation Area where proposals must protect or enhance the special character of the area in accordance with Saved Local Plan Policy BE4.

7.8 The proposed renovations to Huts 1 – 27 and those contained within Zone 14 (as detailed within the proposal description) are considered to result in an improvement to the appearance of the existing huts and the area itself. As such it is considered that this would have a positive impact enhancing the character of the conservation area. To ensure this is achieved, Officers recommend a condition requiring all huts to be painted/ stained and repaired in accordance with submitted details and the submission of details relating to the exact materials and colour scheme to be used in the renovation.

7.9 The remaining huts (which are described as being in a poor state of repair within the submitted Planning Statement) will be demolished and will make way for the installation of a range of new hut structures. The accompanying planning statement explains that the hut sizes have been chosen to suit both available space and to offer lease options at a rent to suit different budgets. In light of this, it is considered that the replacement huts would result in an improved facility (when compared to the existing) for existing and future users. In addition, it will also ensure that the hut facility is available for more people, which can only be supported.

7.10 The appearance of the new huts are considered to resemble those commonly found along the Kent Coast, in particular Whitstable, Dover and Thanet and would complement those beach huts that are to be renovated. This part of the seafront and Conservation Area is characterised by traditional beach hut style structures and open views out onto the shingle beach. It is considered that, subject to the colour treatment proposed, which will be required for submission via condition, the new structures will, if Members are minded to approve, complement those earmarked to remain and would result in a visual improvement to this stretch of the seafront, and would enhance the character of the Conservation Area, to which the site resides.

7.11 The proposed ancillary works detailed above are considered to assist in improving the appearance of the existing huts and complementing the wider intentions for the area, thereby adhering to the policy requirements of the Development Plan. A high standard of design & materials are expected for all development and all materials should be sympathetic to the street scene.

DCL/19/45

7.12 Taking the above into consideration, the development would accords with the provisions set out under Saved Local Plan Policy BE1 and Policy & Places Policies HB1 and NE9 with the resulting appearance being a marked improvement to the current situation on site, with many of those huts intended for renovation currently contributing very little to the character and appearance of the area, and do not protect or enhance the character of the Conservation Area. The renovation will improve the Huts' visual appearance and provide a more positive contribution to the wider seafront area. Care will need to be taken when considering materials and colour that the character and appearance of the Conservation Area is maintained in accordance with the provisions set out in Saved Policy BE4 of the Local Plan.

Residential/Neighbour amenity

7.13 All development should ensure the amenities of its future occupants and to protect those amenities enjoyed by nearby and adjacent properties. According to Policy & Places Policy HB1 the design of development should have regard to residential amenity and the amenity of future occupiers.

7.14 Whilst the number of beach huts along this stretch of the Folkestone coast line will increase, it is not considered that they would introduce significant amenity issues above and beyond those experienced already. There are no immediate neighbours in proximity to the huts that would otherwise be affected in terms of privacy and noise etc. The huts are themselves located at the bottom of a steep bank, facing out to the beach. Their remote location, whilst the area frequented by members of the public, means that any amenity impact would be minimal. The huts would continue to contribute to the local and residential amenities of the wider area.

7.15 Concern has been raised regarding the reduced size of the replacement hut types (A & B) when compared to the size of some of the existing huts. However, the space provided is considered suitable for use, for purposes associated with beach huts and personal preference in respect to the size of the beach huts is not a material planning consideration. In any event, the improved quality of the facility is considered to outweigh any loss to internal spaces afforded to users of the beach huts. The reduced space is not such that the amenity and enjoyment of the huts would be precluded. The replacement huts would also be set back onto the site, reducing the opportunity for litter and gatherings to happen behind them. Overall, in this instance the development is considered acceptable under the provisions set out under Policies & Places Policy HB1 in regard to amenity protection.

Land Stability/Contamination and Flood Risk

7.16 The site is located within an area identified as being at risk of land instability. Saved Local Plan Policy BE19 advises that planning permission for development within the area defined on the Proposals Map will not be granted unless investigation and analysis is undertaken which clearly demonstrates that the site itself can be safely developed and that the proposed development will not have an adverse effect on the slip area as a whole. This is further supported by Policy & Places Policy NE6. Historically landslips have occurred in 4 locations within the application site area, with loose material accumulating against the existing chalet walls. Engineering works will be undertaken at those sites to hold the bank in position. The works have been assessed within the submitted Engineering Report and are considered acceptable.

DCL/19/45

- 7.17 Notwithstanding the advice set out within the above-mentioned Policies, the proposal in this instance involves the renovation of existing structures and replacement of others. Whilst an increase in total hut numbers is proposed (from 78 to 115), none involve foundation construction, being erected on existing hardstanding. Taking this into consideration, it is not considered that, despite their location, the works would not result in harm to the stability of land. This is supported by the submitted Civil Engineering Assessment, which accompanied the planning submission.
- 7.18 The site is located outside of any flood risk area, being within Flood Zone 1 as identified on the Environment Agency's flood maps and outside of an area at risk of flooding within the Council's SFRA (Strategic Flood Risk Assessment) in 2015 and as such does not need to be subject of the sequential or exceptions tests as set out in National policy and guidance.
- 7.19 The risk of flooding from overland surface water and overtopping will be negligible as the site is situated on raised ground from the promenade, surrounded by concrete retaining and sea walls, and a shingle barrier. Overall there will be no significant material impact on surrounding areas as a result of the proposal. Any new area of hardstanding will drain seaward. The conclusion of the submitted Flood Risk Assessment is accepted.
- 7.20 In terms of contamination and whilst we await formal comments from our contamination consultants, beach chalets are a less vulnerable use as they are not used for human habitation and it is not expected any further investigation will be required. Members will be updated at the Planning & Licensing committee meeting of any comments received.
- 7.21 The application is considered acceptable under the provisions set out under Core Strategy (2013) Policy BE19, Core Strategy (2019) Policy CSD5 Policies & Places Policy NE6.

Secure by Design

- 7.22 Saved Local Plan Policy BE1 advises that development proposals must demonstrate that account is taken of opportunities to reduce the incidence of crime and the fear against both property and person.
- 7.23 It is noted that one of the concerns raised via representation to the planning application was related to the matter of security and vandalism. As part of the consultation process, Kent Police has reviewed this application in regard to Crime Prevention through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF).
- 7.24 Secured by Design (SBD) is a not for profit UK Police flagship initiative combining designing out crime and security. They list accredited products and suppliers that are independently certificated to recognised security standards. Kent Police has advised that if this application is to be approved they strongly request that the security for these huts meets or exceed the standards of SBD and Sold Secure silver, this is to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict. Some beach huts can be vulnerable so the Police welcome the opportunity to suggest affordable and realistic solutions. If the points above are not addressed, they could affect the huts, the area and local policing.

DCL/19/45

- 7.25 In light of the advice provided, the suggested security measures can be provided by via an appropriately worded condition, and through the submission of a security management plan in consultation with Kent Police, which sets out how the renovated and newly erected huts will be protected from break in and vandalism. The report should adhere to the requirements set out by Kent Police, and submitted for the prior written approval of the Local Planning Authority.
- 7.26 Subject to the above-mentioned condition, the proposal is considered to be acceptable under the provisions set out under Local Plan Policy BE1 and on secure by design grounds.

8. Highways

- 8.1 Whilst the number of useable huts will increase as a result of this proposal, given the level of parking and public transport facilities afforded to the area, there are not considered to be any highway or transport implications as a result of this proposal. The majority of the proposal includes for the restoration and replacement of an existing facility, and whilst additional hut facilities are included within this proposal, these would be leased at a local level and are not considered to result in additional strain on the local road network or existing parking requirements much above the existing situation.

9. Other Matters

- 9.1 Concern has been raised regarding the need for the replacement of some of the beach huts, advising that some of those earmarked for demolition are in a sound condition. Whilst it is regrettable that some of the huts are proposed to be demolished, they are not considered to be non-designated heritage assets and their retention therefore cannot be required. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria or designated heritage assets. As was concluded within the review of all the existing beach huts (and as set out within the Supporting Statement), those earmarked for demolition are in such a poor state of repair that they currently contribute very little to the character of the Conservation Area, and are in fact so 'dilapidated' that they could not be considered an 'asset' to the area. If anything, they currently worsen the character of the sea front itself. It is accepted that beach huts of this traditional design (characteristic of the existing huts) do have some historical and traditional significance for the southern coastline, however many of the original huts would remain and (as has been addressed above) the introduction of new and replacement wooden style huts (which are common for the Kent Coast line) would not detract from the traditional seafront character. They would (subject to appropriately worded conditions) reflect and complement those that are proposed to be retained, both in style and appearance.
- 9.2 In response to those concerns raised in relation to government objectives for zero carbon by 2050 and the climate emergency announced by Folkestone & Hythe District Council, it is considered that the proposal would not represent an unsustainable form of development. Rather, their improved condition, and

DCL/19/45

replacement would be more energy efficient and more cost effective for those who use them.

9.3 Whilst need itself is not a material planning consideration, as the huts are not considered to be non-designated heritage assets and in light of the findings of the review which Officers have no reason to disagree with, it is agreed that in the interests of improved appearance, character and facilities the proposed works are acceptable.

9.4 The development would be secured appropriately in order to reduce the potential detrimental impact from adverse weather conditions, which are often encountered along the southern coast line. A maintenance plan will be requested via condition to any forthcoming planning consent, should Members be minded to approve the application. The maintenance plan would require details of measures to prevent and/or repair damage from adverse weather events.

10. Environmental Impact Assessment

10.1 In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1& 2 of the Regulations and it is not considered to fall within either category and as such does not require screening for likely significant environmental effects.

11. Local Finance Considerations

11.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy. There is no CIL requirement for this development.

12. Human Rights

12.1 In reaching a decision on a planning application the European Convention on Human Rights must be considered. The Convention Rights that are relevant are Article 8 and Article 1 of the first protocol. The proposed course of action is in accordance with domestic law. As the rights in these two articles are qualified, the Council needs to balance the rights of the individual against the interests of society and must be satisfied that any interference with an individual's rights is no more than necessary. Having regard to the previous paragraphs of this report, it is not considered that there is any infringement of the relevant Convention rights.

13. Public Sector Equality Duty

13.1 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;

DCL/19/45

- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

14. Working with the Applicant

14.1 In accordance with paragraphs 38 of the NPPF, Folkestone and Hythe District Council (F&HDC) takes a positive and creative approach to development proposals focused on solutions. F&HDC works with applicants/agents in a positive and creative manner.

15. CONCLUSION

15.1 It is considered that subject to the aforementioned conditions, the proposed development would improve the quality of the beach huts on offer in Folkestone and would improve the character and appearance of this part of the coastal area and the wider Conservation Area. The proposal is considered to be acceptable and in accordance with the Development Plan and is hereby recommended for approval.

16. BACKGROUND DOCUMENTS

16.1 The consultation responses set out at Section 5.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

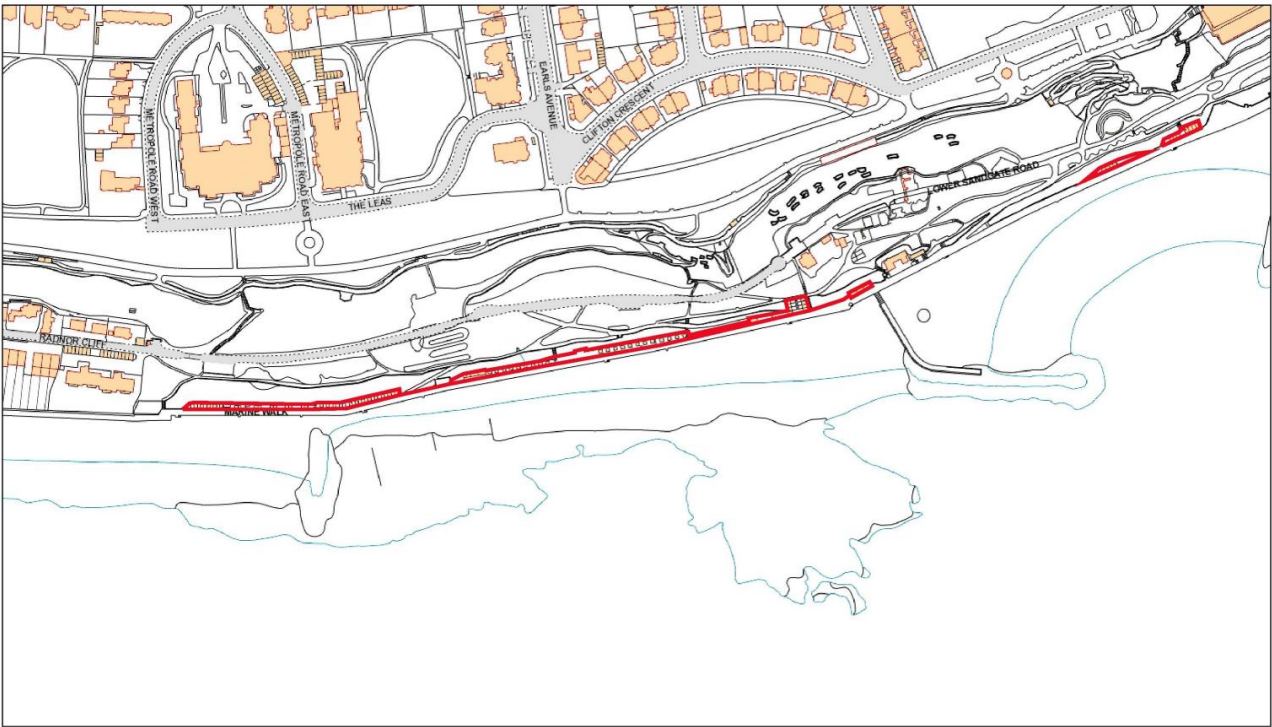
17. RECOMMENDATIONS

17.1 That planning permission be granted subject to the following conditions and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

Conditions:

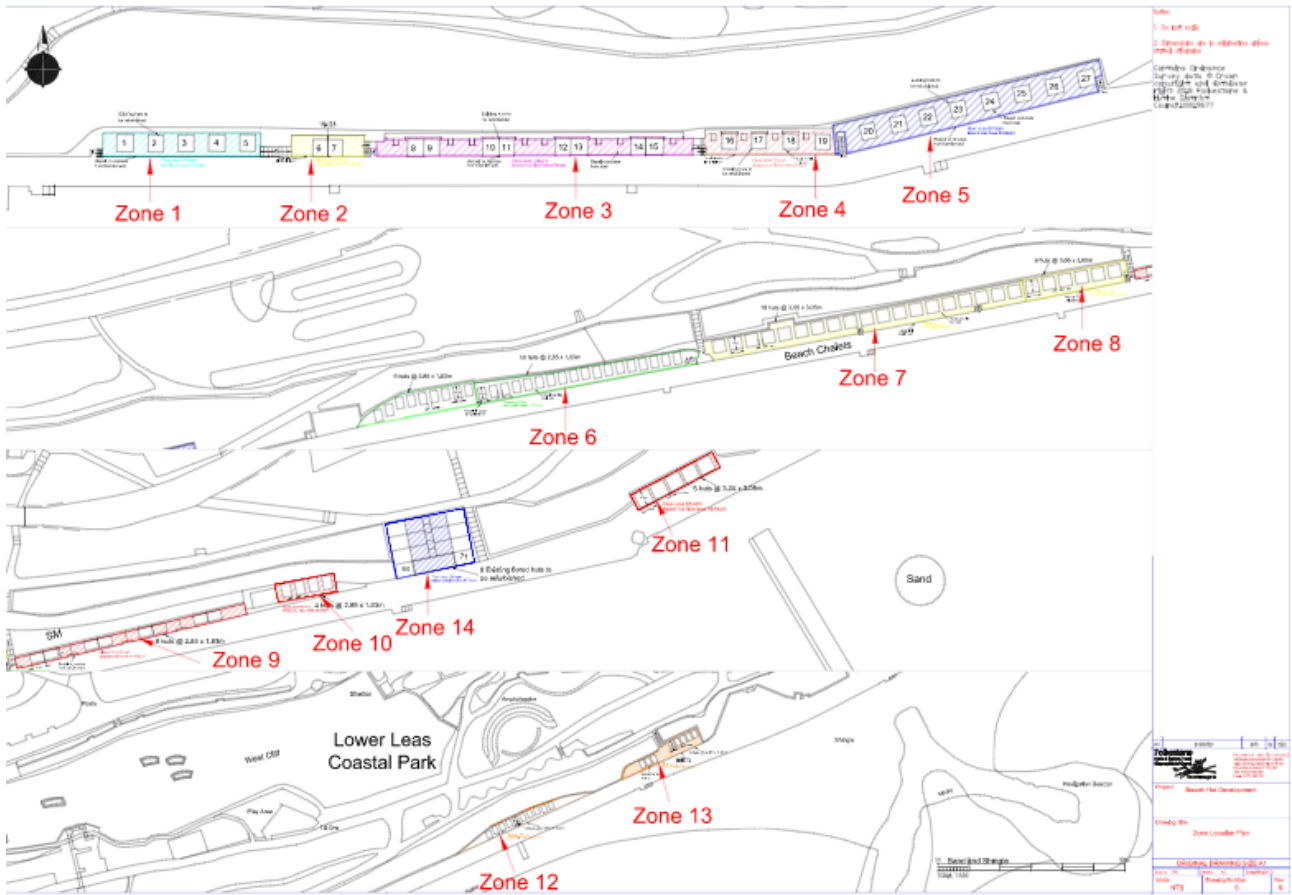
1. Standard Time Condition
2. Submitted plans
3. Materials and External Finish
4. Security Management Plan
5. Maintenance Plan
6. Handrail proposed for the top of front boundary walls to be powder coated in black.

Appendix 1 – Site Location Plan



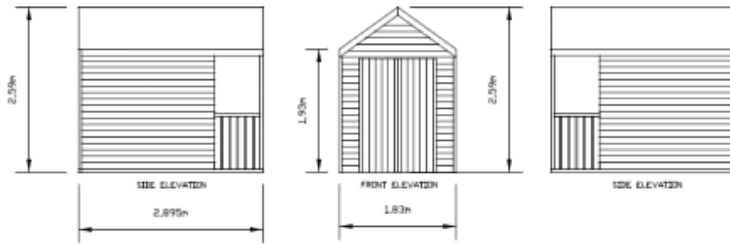
Appendix 2 – Zone Plan

DCL/19/45

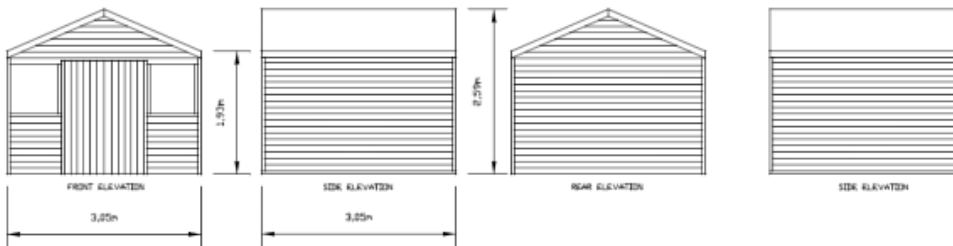


Appendix 3 – Hut Type

DCL/19/45



HUT A



HUT B

Notes

1. Do not scale
2. Dimensions are in millimetres unless stated otherwise

SPECIFICATION

Chait Size

Hut A: 30m x 2.8m x 1.8m x 2.65m high
Apex height: 2950mm (max), eaves 1900mm, pitch 40°

Door: Double 1200mm x 1780mm centrally located

Veranda: 100mm x 1830mm can be close boarded or balustraded

Hut B: 30m x 3.05m x 3.05m x 2.65m high
Apex height: 2900mm (max), eaves 1900mm, pitch 22°

Door: Double 1345mm x 1780mm centrally located

Chait Design

All huts are to be of timber frame construction, with pitched roof and painted timber cladding. Trusses are to be pressure treated in accordance with BS EN 335-1 Class 3, all structural timbers are to be of C18 strength. All construction materials and workmanship should comply with Regulation 7 of the Building Regulations. Construction of chalets should be undertaken in a controlled environment with huts delivered to site complete ready for being into position.

Cladding: Tongue and groove shiplap 18mm x 100mm or 22mm x 100mm (slip horizontal cladding). Composite boards may also be considered i.e. Cedar weatherboards. Chalets are to be painted with certain superseal or duco weathershield pastel colour range to match existing provision along seaford.

Vapour barrier: TF300 breathable membrane green

Roof: Heavy duty mineral felt laid on roof.

Floors: Solid floors on a beam foundation to allow airflow under the hut, suitable beams should be supplied that secure the chalets to the hardstanding.

Accessories: Contemporary 304 stainless steel 1" bar vent to be fitted to light elevations. All bolts and bracing are to be stainless steel. Hut doors to be supplied with heavy duty galvanised hoop & stack.

REV	DESCRIPTION	DATE	BY	CHKD
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Folkstone & Hythe
 Sustainable & High Quality Design
 Coastal Development Projects
 One Garden, Garden Hill, Ashdown
 Folkestone, Kent, CT20 2DU
 Tel: 01303 830838
 Fax: 01303 830833

Project: Beach Hut Development

Drawing Title: Proposed Hut Designs

ORIGINAL DRAWING SIZE A3

Drawn	CHK	Checked	AC	Date	19/12/2018
Scale	1:50	Drawing Number	1	Rev	