From: Lucy.Seymour@westsussex.gov.uk
Sent: 16 June 2010 16:37
To: Keith Morgan
Subject: Lancing beach hut applications ADC/0116 & 0117/10
Attachments: S3700010.JPG; Design and Access Statement beach huts.doc; ADC11710b.rtf

Hi Keith,

Please find attached the Local Development response to ADC/117/10 - I am just about to draft my response to ADC/116/10 aswell so I will be sending it to you later

Kind Regards,
Lucy

Lucy Seymour | Senior Technician, Local Development, West Sussex County Council | Location: Second Floor Northleigh, Tower Street, Chichester, PO19 1RH
Internal: 56736 | External: 01243 756736 | E-mail: lucy.seymour@westsussex.gov.uk

Save the environment - think before you print.

"Keith Morgan" <Keith.Morgan@adur.gov.uk>

15/06/2010 16:29

To <lucy.seymour@westsussex.gov.uk>
cc
Subject FW: Lancing beach hut applications ADC/0116 & 0117/10

Keith Morgan - Planning Services Manager | Planning, Regeneration & Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea BN43 6PR
Internal: 63239 | External: 01273 263239 | E-mail: keith.morgan@adur.gov.uk

Please think before you print this and save paper

From: Keith Morgan
Sent: 09 June 2010 14:41
To: 'lucy.seymour@westsussex.gov.uk'
Subject: FW: Lancing beach hut applications ADC/0116 & 0117/10

Lucy,

Further to yr holding reply, I wonder if you are able to let me have a response to the smaller application for 10 beach huts at Beach Green (ADC/0117/10) as, being near the public car park, this does not give rise to issues about

accessibility, etc to the same degree as the other application ADC/0116/10.

The attached D&A Statement makes it clear that the doors of the huts will be onto the beach, not the coastal path/cycleway.

Regards

Keith

Keith Morgan - Planning Services Manager | Planning, Regeneration & Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea BN43 6PR
Internal: 63239 | External: 01273 263239 | E-mail: keith.morgan@adur.gov.uk

Please think before you print this and save paper

From: Colin Hunt [mailto:Colin.Hunt@lancingparishcouncil.gov.uk]
Sent: 04 June 2010 11:55
To: Keith Morgan
Cc: Antony Hardie; ANN BRIDGES
Subject: Beach hut application

Hi Keith,

I am still working on the revised plans for the Golden Sands application and hope to get these to you next week.

I have completed the design and access statement which is attached and any comments would be useful.

I presume the Beach Green application is independent and can proceed as is?

Also whilst writing I attach a photo of the new 'luxury' beach huts on offer at Golden sands. Can you please clarify the situation regarding replacements on existing sites as the new ones are huge!
Our huts are restricted to maximum dimensions of 10ft x 8ft and max ridge height of 8ft, which gives certain uniformity to the rows. The new Golden Sands ones are 18ft x 8ft x 11 ft high and I was wondering if there are any guidelines or planning requirements etc for replacement sizes should the Council wish to relax restrictions at any time.

Personally I think the large ones are out of character and intrusive but would appreciate any comment or advice etc.

Regards,

Colin

Colin Hunt
Clerk
Lancing Parish Council
The Parish Hall
South Street, Lancing
West Sussex, BN15 8AJ

Tel: 01903 753355
Fax: 01903 765096
Email: colin.hunt@lancingparishcouncil.gov.uk

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Design and Access Statement in connection with the Lancing Parish Council's planning application to provide beach hut plots on the Lancing foreshore.

Background

The Council has licensed beach hut sites along its beach and foreshore for many years. Beach huts are a popular and long standing tradition of the Lancing beach scene and as expected there is a high demand for plots. A waiting list exists which is restricted to Lancing and Sompting residents and some persons have been on the list for a number of years.

In order to satisfy this demand, 40 perspective sites were identified and is the subject of two planning applications. The first application, for a total of ten plots, is adjacent to Beach Green and the second is fronting Golden Sands.

The Council was also contacted by a number of local residents, who rented private beach huts on Golden Sands immediately adjacent to the cycle lane, as they were concerned with the danger of speeding cyclists. This issue is an ongoing WSCC concern.

In October 2009 the Council instructed me to undertake a review of beach huts. As part of that review, in December 2009, the Environmental Agency (EA) was approached to seek their views of possibly providing new plots on the foreshore. Two matters of discussion were the access for maintenance and beach replenishment works and the vegetated shingle. Negotiations were successful and subsequently two consents were granted in Jan 2010, FD/2009/S/180 & 181, for the placement of huts in two locations.

If planning approval is granted a method statement would be produced and the exact locations of the huts would be agreed with the EA on site to ensure that the vegetated shingle was undisturbed. A bio diversity study was not required although conditions of the consent do exist in respect of the vegetation which will be adhered to.

The owners of Golden Sands were contacted (letter dated 2nd December 2009) and the proposal discussed with them and prior to their replacement programme of their huts at Golden Sands.

A beach hut review was presented to Council on 3rd March 2010 and one of the resolutions was to apply for two separate planning permissions.

Design & Location

The Council do not provide beach huts but under licence limit the size and construction of the huts placed on the plots. The original intention was to provide concrete slabs but after consideration it has been decided not to have permanent base slabs on the beach but to permit individuals to provide their own bases. This is normal practice and the majority of existing huts are secured via a variety of methods but the norm is wooden beams. In

this manner if plots are left vacant then there would be no scar of concrete visible on the beach

The beach hut licences required beach huts to be of traditional wooden construction with a pitched felted roof and doors opening seawards. The huts are required to be maintained in good order and painted white or pastel shades with stated maximum dimensions of 3.05 m wide x 3.6 m long and 2.44 m high. The gaps between the huts will be 0.7 m to allow maintenance of the side panels. Fixings and security of the huts is down to the individuals licensing the plots.

The possible locations of the rows of huts is considered to be restricted for a number of reasons, which are:-

- The beach ledge width in the area east of Golden Sands stretching to Widewater was too narrow to accommodate beach huts and in some places only wide enough to allow the recently established beach patrol buggy to pass.

- The area in front of the eastern section of Golden Sands was considered to be unsuitable as the beach profile was dynamic and steep and I had seen at first hand the force of the waves that hit this area. To locate huts in this exposed area was considered not to be appropriate.

- The beach profile in front of the western part of Golden Sands was a gentler gradient and less susceptible to violent wave action as the force is better disseminated over the beach.

- Another option investigated to the west was to extend the line of existing beach huts and fill the gap opposite Beach Green. This would have been a viable solution but the presence of vegetated shingle limited the number of available plots. Permission to provide a limited number of plots in this area is being pursued under a separate planning application.

In consideration of the options available to place beach huts along the Council owned foreshore, the area in front of the Golden Sands is considered to be the best option available.

In view of the recent conjecture a compromise has been offered by Council if one was achievable. The only feasible option in this respect, taking into account the restrictions of the alternative locations, is the placements of the rows.

Originally it was proposed to site three rows of ten hits but a compromise may be for two rows of fifteen huts in locations which would reduce the impact as there is a scarcity of existing huts and plots in these areas. These are marked as alternative locations on the plans.

Access

Pedestrian Access is via Shopsdam Road from the north, Widewater to the east and Beach Green from the west.

Restricted vehicular access exists via Shopsdam Road (RUAPP) which also serves the established row of huts west of the Yacht Club. There is limited kerb side parking on Brighton Road and Old Salts Farm Road and further afield but the huts are within reach of the Council owned car park at Beach Green.

Access across the Green for erection and maintenance purposes is granted by the Council on application, whereby materials can then be either delivered direct or offloaded and transported to locations.

Facilities

Public toilets are in the immediate vicinity at the end of Shopsdam Road and refreshment kiosks are located at Beach Green and Widewater. There are a number of water taps westwards.

Conclusions

Beach hut issues have been debated by Council on many occasions and the decisions taken have been done so in the best interest of the majority of residents.

The Council is entitled to seek permission for the placement of huts on its own land and is following the necessary procedures.

The Council has decided to continue with the application but is open to compromise if any suitable one can be found.

Colin Hunt
Clerk to the Council
June 2010

WEST SUSSEX COUNTY COUNCIL **DATE: 16/06/2010**
INFRASTRUCTURE CONSULTATION

FROM: LocaL Development TO: Adur District Council
FAO: Keith Morgan

SUBJECT: ADC/117/10 10 beach huts (each 3.05m by 2.5m max) on concrete bases, including one hut (3.05m by 3.65m) to accommodate kite surfing / beach patrol personnel (foreshore west of Merlin Court)

Lancing PC Beach Hut Site, Beach Green, Brighton Road, Lancing, West Sussex

CONSULTATION DATE: 27/04/2010

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution: N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

West Sussex County Council provided a consultation response to this application on 01/06/2010 requesting further information.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit was conducted due to concerns raised over the availability of parking.

The proposal is for the addition of 10 beach huts to land south of the Lancing Coastal Path along Lancing Beach. Although there is a nearby public car park, concerns were raised over the availability of parking in the area. The applicant has now submitted further information regarding the use of the huts and has clarified that occupation is intended for local residents who are apparently on a waiting list for these facilities. As a result, we are of the opinion that there will not be a great demand for parking in the immediate vicinity.

The applicant has also confirmed that the doors of the beach huts will not open out towards the coastal path therefore no objection is raised to this proposal.

A condition should be imposed to control the delivery of plant / equipment / materials. We also recommend the imposition of a condition to require the submission of a Method Statement to ensure that users of the cycleway and footpath are segregated from the construction areas.

Lucy Seymour
Local Development