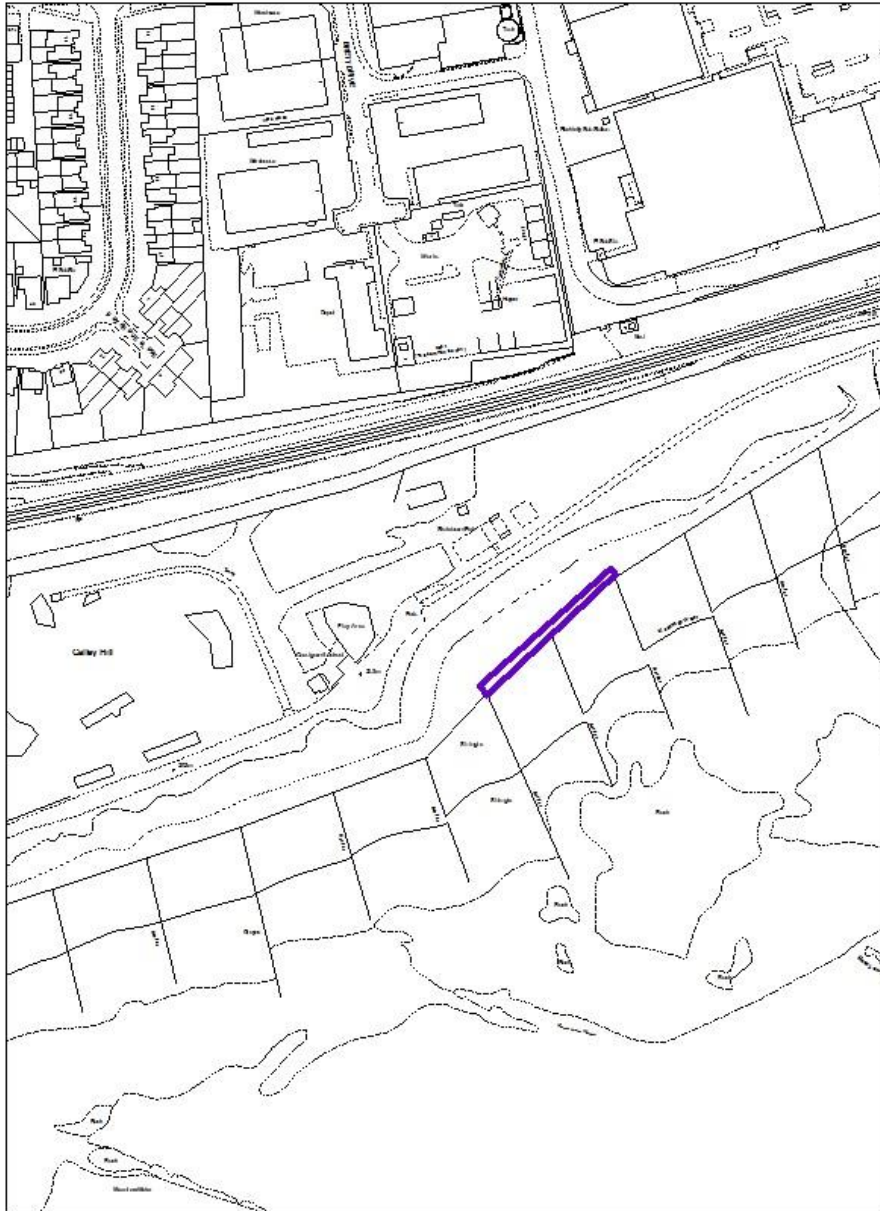


SITE PLAN

BEXHILL

RR/2019/2618/P

Galley Hill - Foreshore.



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Not To Scale

Rother District Council

Report to	-	Planning Committee
Date	-	18 February 2021
Report of the	-	Head of Strategy and Planning
Subject	-	Application RR/2019/2618/P
Address	-	Galley Hill - Foreshore BEXHILL
Proposal	-	Temporary application for permission for the erection of 20 new beach huts.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT (FULL PLANNING)**

Head of Service: Tim Hickling

Applicant: Rother District Council
Case Officer: Mrs Maria Taylor (Email: maria.taylor@rother.gov.uk)
Parish: BEXHILL
Ward Member(s): Councillors T.J.C. Byrne and H.L. Timpe

Reason for Committee consideration: Head of Service Strategy and Planning referral: Application made by Rother District Council

Statutory 8 week date: 1 February 2021
Extension of time agreed to: 18 February 2021

1.0 SITE

- 1.1 This application relates to a section of foreshore set below the Galley Hill cliff between the sea defence line and the foot of the cliff.
 - 1.2 There are currently 31 beach huts approved to the east of the site under RR/2017/1750/P and more huts approved to the west abutting the promenade along De La Warr Parade.
-

2.0 PROPOSAL

- 2.1 This application seeks temporary permission for the erection of 20 new beach huts.
 - 2.2 The beach huts would be let to the public by Rother District Council which issues yearly licenses and charges an annual fee.
-

3.0 POLICIES

- 3.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS4: General Development Considerations
 - EN1: Landscape Stewardship
 - EN3: Design Quality
 - EN7: Flood Risk and Development
- 3.2 The following policies of the [Development and Site Allocations Local Plan](#) are relevant to the proposal:
- DEN1: Maintaining Landscape Character
- 3.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.
-

4.0 CONSULTATIONS

4.1 Planning Notice

- 4.1.1 One email received objecting to the application as follows: *“Taking up too much of the restricted foreshore with is currently a popular and much used area of recreation and one of the few areas where dogs can run free. This type of recreation will not be compatible with tenants of the beach huts. They should be sited on the beach!”*
-

5.0 APPRAISAL

5.1 Effect on the character and appearance of the locality

- 5.1.1 The beach huts would be of a traditional appearance, being white painted timber elevations under a pitched felt roof and are a historic and common feature along sections of Bexhill seafront.

5.2 Neighbouring amenity

- 5.2.1 There are no immediate neighbouring residential properties to the proposed site. To the north the site backs onto the cliff of Galley Hill with railway line and Brett Drive Industrial Units and Commercial Units at Ravenside Retail Park beyond.

5.3 Other Matters

- 5.3.1 **Parking:** Car Parking is available at the top and bottom of Galley Hill as well as along the seafront, De La Warr Parade. The site is also set a short distance from the Bexhill to Hastings cycle path. No negative parking impacts are considered to arise.
- 5.3.2 **Flood Risk:** No new residential dwelling unit is being created. Any permission granted would condition the use of the huts. They would be conditioned for use during the daytime for private recreational purposes only and, in

particular, not for overnight sleeping accommodation and therefore there will be no increased risk to life.

- 5.3.3 An objection was received in respect of the huts as this section of the beach permits use with dogs which was considered not to be compatible with the beach huts. This is not considered to be a material planning consideration. The huts would not restrict the wider use of the beach as a recreation space and any persons renting any of these beach huts would be aware of the position of the huts within a permitted dog user area and would be able to make an informed decision about that.

6.0 CONCLUSION

- 6.1 It is not considered that the provision of 20 beach huts in this proposed location close to other huts would have any detrimental impact on the character or appearance of the locality. The proposal is considered to comply with Policies OSS4, EN1 and EN3 of the Rother Local Plan Core Strategy and should be supported.

RECOMMENDATION: GRANT (FULL PLANNING)

CONDITIONS:

1. The beach huts hereby permitted shall be removed and the land restored to its former condition on or before 17 December 2025 in accordance with a scheme of work submitted to and approved by the local planning authority.
Reason: The beach huts by reason of the construction and materials are not considered suitable for erection as permanent buildings, having regard to safeguarding the visual character and amenities of the area and having regard to Policy OSS4 (iii) of the Rother Local Plan Core Strategy, without the opportunity for the local planning authority to review the situation in due course.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Site Plan Scale 1:1250 dated 30/07/2018
Block Plan Scale 1:1250 dated 30/07/2018
Proposed Elevation and Floor Plan received 08-12-20
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The external elevations of the beach hut shall be coloured white and maintained in that condition thereafter.
Reason: To preserve the visual amenities of the locality in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.
4. The beach hut shall be used for daytime private recreational purposes only and, in particular, not for overnight sleeping accommodation.
Reason: To preserve the amenities of the locality in accordance with Policy OSS4 (ii) and (iii) of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.