

Agenda item:

Decision maker: Cabinet Member for Planning, Regeneration and Economic Development

Subject: Beach huts - consultation update

Report by: City Development Manager

Wards affected: Eastney & Craneswater

Key decision: No

Full Council decision: No

1. Purpose of report

1.1 The purpose of this report is to provide the cabinet member with a summary of the consultation responses received in regard to the addition of beach huts along the seafront.

2. Recommendation

It is recommended that the Cabinet Member for Planning, Regeneration and Economic Development:

2.1 Notes the responses received and advise the City Development Manager on which site (or sites) further design work should be carried out.

3. Background

3.1 The city council operates a number of beach huts on the seafront and has a desire to add more huts to meet existing and future demand. There are currently three sites at Eastney Beach, Esplanade (nr St Georges Road junction) and Lumps Fort providing a total of 18, 20 and 78 huts respectively. With large waiting list of people wanting a hut, the ability to provide more beach huts would generate a number of benefits including an enhanced revenue stream for the council, enabling more people to enjoy the seafront and bringing more people into the area for local concessions and businesses.

3.2 In April 2013, the Seafront Masterplan was adopted by the city council and this document provides an evidence based analysis of the seafront and highlights a number of sites for increased activity including new concessions, beach huts and visitor attractions.

3.3 A report to the Cabinet Member on 7th October detailed five potential locations where new beach huts could be accommodated, four of which were included within the adopted Seafront masterplan together with one new opportunity.

- Site 1 Eastney beach
- Site 2 Esplanade
- Site 3 Lumps Fort
- Site 4 South of Canoe Lake
- Site 5 South of Eastern Parade golf

3.4 The report provided a brief overview of each site, identifying key constraints and an indicative capacity. The Cabinet Member requested that a period of consultation took place to gather any further thoughts from interested members of the public on the locations and this took place during November 2014.

3.5 The table below provides a summary of all of the responses received (9 in total, some raising more than one issue) and which of the sites they refer to.

Comments	Sites
Additional beach huts along the seafront have full support	All
No information on cost of huts so hard to determine which would generate most revenue	All
Do not want to be swamped with beach huts and only 25 should be allowed. Leave the beautiful natural areas of the beach alone	All
Suggest that no development takes place between St Georges Road and Henderson Road section of Eastney Beach due to vegetated shingle and need to retain this protected habitat	Site 1
Should be no further development on Eastney beach - protected wildlife area and should be retained for people to enjoy. Removal of habitat and shingle could increase flood risk. Existing huts often unused and not convinced those on waiting list will all still want a beach hut	Site 1
Do not believe that plan for additional huts in this location should be taken forward. Views of the beach will be spoilt as will ability for users of the beach to enjoy its natural qualities	Site 1
Proposal for fewer huts at a lower height seems much more sensible as long as any impact on vegetated shingle can be mitigated in acceptable way	Site 1
Eastney and South of Canoe Lake seem most appropriate however latter site seems a very moveable beach	Sites 1 & 4
Reconfiguration / refreshing sites of existing huts a good idea	Sites 2 & 3
These currently seem more like sheds next to a main road rather than beach huts	Site 3
Potential issues over storm damage due to high winds and shingle disposition in this location	Site 4
Possible to provide a small row of huts east of South Parade Pier near to Speakers Corner? Excellent disabled access here	N/A

3.6 Taking into consideration the responses received, of the four sites identified in the Seafront masterplan and the additional site put forward to the Cabinet Member on 7th October 2014, officers consider that sites **1** (Eastney), **4** (South of Canoe Lake) and **5** (South of Eastern Parade golf) provide the most deliverable short term solution for providing more huts. Sites **2** (Esplanade) and **3** (Lumps Fort) require more significant work to ensure that the opportunity to deliver key objectives from the masterplan is not lost and should be considered as long term opportunities.

3.7 To take Sites **1**, **4** and **5** forward initial design work is required to more specifically assess the capacity of each site and the potential siting of any additional huts alongside locations of access. Key issues raised in the consultation responses outlined above, for example the impact of additional huts on Site **1** on the vegetated shingle and whether this can be successfully mitigated, and likelihood of storm damage and shingle movement (Site **4**) can also be assessed as part of this initial design work and form part of any planning applications.

4. Reasons for recommendations

4.1 The city council wish to introduce more beach huts on the seafront, and following the preparation and adoption of the Seafront Masterplan, officers are able to take forward the site or sites that the cabinet member considers most appropriate.

4.2 Once the additional work identified in paragraph 3.7 of this report has been carried out on the sites agreed by the cabinet member, planning applications can be submitted, all of which would include a statutory period of 21 days consultation.

5. Equality impact assessment (EIA)

5.1 A preliminary equalities impact assessment has been carried out and shows that there is no need for a full assessment.

6. Legal Implications

6.1 There are no immediate legal implications arising from the recommendation within this report.

7. Finance comments

7.1 There are no immediate financial implications arising from the recommendation within this report.

.....

Signed by:
City Development Manager

Appendices:

There are no appendices to this report.

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
Portsmouth Plan (Core Strategy)	Planning Services, 5 th Floor, Civic Offices
Seafront masterplan (SPD)	Planning Services, 5 th Floor, Civic Offices

The recommendation(s) set out above were approved/ approved as amended/ deferred/
rejected by on

.....
Signed by: