

**Application Number**

P/2013/0853

**Site Address**

Meadfoot Beach  
Meadfoot Sea Road  
Torquay

**Case Officer**

Mrs Ruth Robinson

**Ward****Description**

Demolition of existing beach huts and provision of 133 new huts

**Executive Summary/Key Outcomes**

This application involves demolition of the existing beach huts at Meadfoot beach and their replacement with a two storey, tiered rank of new 'day' beach huts.

The huts are well designed and sit comfortably in their landscape setting.

They will help meet an unsatisfied demand for beach hut accommodation at Meadfoot Beach and provide a visual improvement to the appearance of the area.

**Recommendation**

Approval; delegated to the Executive Head of Spatial Planning in order to resolve appropriate conditions as mentioned in the main body of the report below.

**Statutory Determination Period**

13 weeks expiring on the 6th November.

**Site Details**

The application site comprises the area of the existing beach huts located to the rear of Meadfoot Beach. It is currently occupied by a mainly single and part two storey rank of day beach huts which are in a poor state of repair. The huts sit on a concrete promenade that follows the curve of the beach.

The Meadfoot Beach Café and toilets are adjacent to the existing beach huts. These buildings are unaffected by the proposal. The Council owned beach car park is located to the north west of the site accessed from Meadfoot Sea Road.

**Detailed Proposals**

It is proposed to replace all the existing beach huts with a new two storey tiered rank of huts and to increase the number from 69 to 133. They are well designed and in robust low maintenance materials.

### **Summary Of Consultation Responses**

*Natural England:* Does not consider that there will be any adverse impact on the SSSI and in respect of the CWS, has no objections subject to their being no adverse impact on biodiversity.

*Environment Agency:* Observations awaited.

*Drainage:* Have no objections to the scheme and in respect of the flood risk assessment confirms that the scheme is acceptable.

### **Summary Of Representations**

None.

The Torwood and Wellwood Community Partnership have been advised of the proposal and have offered no objection to the scheme.

### **Relevant Planning History**

None.

### **Key Issues/Material Considerations**

Meadfoot Beach is important in terms of landscape character. It is located in an Area of Great Landscape Value, in the Coastal Preservation Area, within the Coastal Protection Area, the Lincombes Conservation Area and the cliff face is a designated County Wildlife site. The southern end of the beach abuts a SSSI.

There are 69 existing beach huts which occupy the rear of the beach at the base of the cliff face and most open onto a concrete promenade which is supported by a stone retaining wall. Two storey concrete huts with rear access occupy the northern end of the rank adjacent to the existing café but the majority are timber huts with mono pitch felt roofs. They are generally beyond economic repair.

The new huts occupy the same position on the site but are now of a more contemporary modernist design and are predominantly 2 storey and of concrete construction. The upper deck of huts all have access to a balcony and the sweep of the existing seafront is reinforced by this curving balcony edge and capped with a simple linear railing. Shutters in bright colours double up as doors and privacy screens. The design and use of materials provides a robust solution to the level of exposure of this coastal site.

A pebble ballast roof reduces the visual impact from above and takes its cue from the shingle beach below. The new huts therefore complement the landscape character of the site as they are subservient within public views of the beach and, through the design adopted, seek to reflect key characteristics of this coastal site.

The upper deck of huts is accessed from the rear and it is considered worthwhile to investigate whether it is feasible to reinstate what appears to be a disused path which extends from the car park at the back of the site to the beach huts. If feasible, implementation could be secured by condition.

Some additional detail is needed in relation to design and landscaping and it is proposed to also secure this by condition.

In terms of wildlife and impact on the County Wildlife Site, the huts are self supporting and do not rely for support on the cliff face.

The design of the huts also builds in a means of harvesting any rockfall from the cliff face and reducing damage to the huts. Rock netting is also to be carried out to part of the cliff face which is vulnerable to falls.

**S106/CIL -**

Community infrastructure contributions are not appropriate in this instance.

**Conclusions**

The replacements huts are acceptable in terms of design and relationship to the coastal landscape character subject to additional design detail.

**Conditions**

Further detail in relation to; i) design, ii) hard landscape, iii) materials and iv) possible reinstatement of the disused path from the car park.

**Relevant Policies**

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