

A04

F/TH/18/1384

PROPOSAL: Erection of a flood defence wall, improvements to existing sea wall, raising of ground levels and installation of flood gate together with extension of groyne.

LOCATION:

Land Fronting Marina Esplanade RAMSGATE Kent

WARD: Eastcliff

AGENT: No agent

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND;

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 3600_105, 3600_400, 3600_402, 3600_402a, 3600_404, 3600_406,, 3600_409, 3600_410, 3600_411, 3600_414, 3600_700 received 05, October 2018, 3600_502, 3600_503, 3600_504, 3600_506,, 3600_511 received 09 November 2019, 3600_503A received 19 November 2019.

GROUND;

To secure the proper development of the area.

3 No development shall take place until a Construction Environmental Management Plan, which shall include the following details:

- timing/programme of works of construction
- mitigation for the construction phase of the development including, noise, dust and lighting control measures, pollution incident control and site contact details.
- traffic movements to and from the site and any necessary traffic management measures
- areas for parking, loading, turning and unloading by site personnel, visitors and delivery vehicles
- wheel washing facilities

has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

To ensure pollution prevention measures are in place for all potentially polluting activities during construction in accordance within National Planning Policy Framework paragraph 109 and in the interests of highway safety.

4 The groyne extension hereby approved shall be finished using a roughened surface as agreed by the applicant in correspondence dated 28 March 2018.

GROUND;

In the interests of biodiversity conservation and enhancement in accordance with the advice contained within the National Planning Policy Framework.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

SITE, LOCATION AND DESCRIPTION

The site comprises several sections of land (including land in the highway) adjacent to Granville Marina and Marina Esplanade, a 220m section of sea wall adjacent to Marina Esplanade and a concrete groyne extending into the sea approximately 110m north of Marina Esplanade. The western section of Marina Esplanade is located within the Ramsgate Conservation Area and there are a number of listed buildings located at the southern end of Granville Marina adjacent to the site. The area surrounding the site has an open character and Marina Esplanade immediately abuts Ramsgate Main Sands.

RELEVANT PLANNING HISTORY

F/TH/18/0071 - Erection of a flood defence wall, improvements to existing sea wall, raising of ground levels and installation of flood gate together with extension of groyne. Granted 01 June 2018

F/TH/97/0627 - Erection of a detached single and two storey first aid/ lifeguard/kiosk building with associated flagpole and terrace; erection of a detached single storey kiosk and toilet amenity block with associated flagpole and terrace; environmental improvements to foreshore and promenade including the refurbishment of the existing toilet block, construction of retaining walls balustrading; concrete seating; feature walls; seating walls; plinths; flagpoles; sundecks; staircases; feature entrance markers and boundary fences/barriers/walls to car parking areas; and look out features. Formation of promenades; steps; ramps; boardwalks and associated landscaping. Granted 10 October 1997.

PROPOSED DEVELOPMENT

This application seeks consent for the erection of wave defence wall on Marina Esplanade and Granville Marina, alterations to the highway within Marina Esplanade and Granville Marina, re-facing of the sea wall along Marina Esplanade and extension of an existing concrete groyne, to provide improved wave flood protection to the residential properties on Granville Marina. The proposed developments will increase the level of protection from tidal flooding to the properties on Granville Marina to a 1:200 year standard.

This application is a resubmission of application reference F/TH/18/0071 which was approved by the Planning Committee in June 2018. The only change between the approved application and this proposal is the location of the extension to the existing concrete groyne. The approved application sought to extend the height and length of the groyne, however this application proposes to increase its height but makes no change to the length of the groyne.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Saved Policies 2006

D1 - Design

EC8 - Ramsgate Waterfront

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was placed in the local paper. One letter of objection has been received raising the following concerns:

- Impact upon highway safety
- Heavy vehicles using Marina Road to access the site as there are residential properties built under this road.
- Damage to the highway
- Noise and disturbance

Ramsgate Town Council: No objection

Ramsgate Design and Heritage Forum: No objection

CONSULTATIONS

KCC Highways and Transportation - I refer to the above planning application and confirm the proposals are acceptable in principle in respect of highway matters. The proposed highway alterations will be subject to a separate approval process under section 278 of the Highways Act, including the necessary alterations to existing parking restrictions and signage. The proposed wall within the highway along Granville Marina will need to be installed and maintained under a licence agreed with the highway authority.

A Construction Management Plan will need to be submitted and approved by condition and should include the following:

Number of daily HGV movements;

Timing of HGV movements (it should be noted that these may be restricted to outside school drop-off and pick-up times);

Routing of HGV's between the site and the 'A' road network;

Parking and turning for HGV's and site personnel;

Wheel washing facilities,

Temporary traffic management measures (these will need to be discussed and agreed with our Network Management and Streetworks Teams).

Whilst not a highway issue (bearing in mind the parking restrictions in place) I would point out that the proposed wall may remove the current informal echelon parking that takes place across the block paved area alongside Granville Marina. Such parking may in future have to be parallel to Granville Marina (as it appears was originally intended), but this will reduce the amount of parking currently being utilised in Granville Marina.

Natural England - No objection.

European sites - Thanet Coast Special Area of Conservation

The works, as set out in the information supplied by the applicant, are sited within or near to a European designated site. Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Thanet Coast Site of Special Area of Conservation and has no objection to the proposed development.

To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out. The following may provide a suitable justification for that decision:

The vertical groyne extension falls outside of the SAC. It is our view that there would be no likely significant effects to the designated site resulting from this work.

Marine Conservation Zone - Thanet Coast

The works, as set out in the information supplied by the applicant, are sited within a Marine Conservation Zone. Natural England have not identified a pathway by which impacts from the development would affect the interest features of the site(s). We are therefore confident that the works will not hinder the conservation objectives of such a site.

Other advice

Natural England advises that opportunities for wider biodiversity gains are investigated. Methods such as ensuring the surface of the groyne structure is slightly roughened can be beneficial in providing an adequate surface for intertidal organisms to adhere.

Environment Agency - We have no objection to the construction of proposed flood protection measures, submitted as part of this planning application. Our flood team has been involved in the proposal from an early stage, and consider the design to be acceptable in reducing the impact of flood risk to that area.

We are also not concerned from a biodiversity perspective as the Thanet Coast SPA is over 400 metres away from the edge of the proposed development, so the impacts upon bird species should be negligible. But we would advise consulting Natural England for more advice.

TDC Conservation Officer - No objection. In my view harm to the setting of the listed buildings and character and appearance of the conservation area will be offset by the benefits of the flood defence.

TDC Environmental Health - Having reviewed the application for 'Erection of a flood defence wall, improvements to existing sea wall, raising of ground levels and installation of flood gate together with extension of groyne' Environmental protection would recommend a condition requesting a construction environmental management plan is attached to the consent if granted to safeguard the residential properties nearby.

COMMENTS

This application is brought before members as the application has been made by Thanet District Council.

The main considerations in determining this application are the impacts upon the character and appearance of the conservation area, neighbouring living conditions and highway safety.

Principle

There are no policy objections to the principle of the proposal and therefore the application needs to be determined in accordance with the National Planning Policy Framework (NPPF) and Local Plan Policies. The principle of development is therefore considered acceptable subject to the assessment of material considerations.

Character and Appearance

As part of the site is located within the Ramsgate Conservation Area the Council must take into account Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that in relation to conservation areas, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.'

A 220m section of sea wall would be refaced with concrete. This re-facing is considered to cause little change in the visual appearance of the sea wall, it would however increase the depth of the promenade by 0.25m.

The concrete groyne is an existing feature visible from the car park north east of Marina Esplanade. This application proposes to extend the height of the groyne along its length by a maximum of 1.8m. Steps would be provided at the western end of the groyne adjacent to the sea wall to allow members of the public access along the beach.

The proposed wave protection wall is split into three sections with the long central section located on the western side of Marina Esplanade extending along the pavement adjacent to Granville Marina. Two shorter sections are proposed on the eastern side of Marina Esplanade at the northern and southern ends of Granville Marina opposite the junctions with Marina Esplanade. The wall would be constructed from pre-cast concrete sections with timber flood gates located in the pedestrian and vehicular accesses.

The flood wall would measure 0.8m high with 0.95m pillars at the pedestrian and vehicular accesses. A stainless steel rail would project 0.16m from the top of the seaward sections of wall adjacent to the raised highway and from the landward sections adjacent to the vehicular accesses. The highway would be altered to reduce the risk of wave overtopping and to ensure that surface water drains away from the residential properties. The entrance and exit to Granville Mariana would be relocated from the ends of the road to ensure that the necessary alterations to the highway levels can be completed. The existing double yellow and single yellow lines would be reinstated and new double yellow lines applied to the entrance and exit of Granville Marina.

The residential properties in Granville Marina are located immediately adjacent to the beach and, as such, there is a varying character to the area with a number of different boundary treatments and structures visible within the street scene. Whilst the proposed wave wall would be a visible and prominent feature and the re-faced sea wall and groyne extension would be visible from the promenade, the Conservation Officer has raised no objection to the proposed development and it is considered to result in less than substantial harm to the character and appearance of the conservation area and the setting of the listed buildings. When a development results in less than substantial harm to a designated heritage asset, paragraph 196 of the NPPF requires that the harm is weighed against the public benefits of the proposal. The three elements to the proposed scheme will improve the flood defences to the properties on Granville Marina to a 1 in 200 year standard and therefore there is a clear public benefit to the proposed scheme which is considered to outweigh any harm to the character and appearance of the conservation area and the setting of the listed buildings.

Living Conditions

The proposed wave wall would abut the boundary walls of 1 Granville Marina and Beach Retreat, however given its modest height and location at the boundary of these properties it is considered that the wave wall will cause no significant loss of light or sense of enclosure to the neighbouring residential properties.

The groyne extension is located 110m away from the closest residential property and the re-facing of the sea wall is located below the level of the promenade and the highway, and therefore it is considered that these developments will cause no adverse impact to the living conditions of the closest residential property occupiers.

The Council's Environmental Health Officer has requested a construction management plan to be submitted prior to commencement of development to ensure that during the construction process there would be no unacceptable noise or disturbance to the nearby residential property occupiers. The submission of the construction management plan would be secured by condition.

Highways and Transportation

The proposed development will alter the location of the entrance and exit to Granville Marina and the wave wall is proposed to be located on the north western side of the pavement adjacent to Granville Marina. Currently there is a raised cobbled area adjacent to the pavement inside Granville Marina which is used for informal echelon parking. This raised area will be removed, however the remaining area behind the proposed wave wall in Granville Marina will be 4m deep allowing for a similar parking arrangement to continue. Whilst there may be a slight reduction in space due to the re-location of the junctions, parking within Granville Marina is unrestricted and public car parks are available to the north and south of the site along Marina Esplanade. KCC Highways raise no objection to the proposal subject to the submission of a construction management plan which would be requested by condition. It is therefore considered that the proposed wave wall and highway works will have no significant impact upon highway safety.

The re-facing of the sea wall and extension of the concrete groyne are not located in the highway and are, therefore, not considered to have any significant impact upon highway safety.

Concern has been raised regarding the use of Marina Road to access the site due to the location of residential properties below the road. There is no weight restriction on this section of road and therefore this section of road would be subject to the restrictions applied to normal road going vehicles. Further information regarding the number and timing of HGV movements would be provided within the construction management plan. It is not anticipated that any abnormal vehicles would be required or that excessive damage would be caused to the carriageway by normal road vehicles. No vehicles would need to use the weight restricted access road that extends from the northern end of Marina Road to the Council car park.

Conclusion

In conclusion it is considered that the proposed flood defence works would not result in any significantly detrimental impact to residential amenity, highway safety or ecology, and whilst the development is considered to result in less than substantial harm to the designated heritage assets, this harm is considered to be outweighed by the public benefits of the proposal, as this scheme would significantly reduce the risk of flooding to the residential properties on Granville Marina and Marina Esplanade. The scheme is therefore considered

to accord with the Thanet Local Plan Saved Policies and the National Planning Policy Framework and it is recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Duncan Fitt

TITLE:

F/TH/18/1384

Project

Land Fronting Marina Esplanade RAMSGATE Kent

