

Response to Planning Application Reference No: 4265/20/FUL

Background

This planning application for a temporary pop-up café at South Milton Sands requires us to consider both its compliance with the policies set out in the South Milton Neighbourhood Plan (SMNP) and the Parish Council's desire to support local businesses in these COVID times.

The planning application has provided sufficient detail for us to discuss these questions objectively and draw a conclusion on the application.

Key Considerations

The key considerations raised by this planning application are:

1. Does the creation of a temporary pop-up café increase commercialisation of the coastline?- SMNP Policy E&CM2?

The SMNP policy E&CM2 clearly states that commercialisation of the coastline **will not be supported without overriding justification**.

The café will create more capacity and offer a different menu at a lower budget than the beach house café. It is self-evident that it will increase commercialisation of the coastline albeit on a temporary basis.

2. Does the creation of a temporary pop-up café have a detrimental impact on the unspoilt character, appearance or tranquility of the coastline – SMNP Policy E&CM2?

This section of the coast path is particularly tranquil being screened from the beach house cafe, Horswell Lane and NT car parks. The roads and houses on the North side of the valley are sufficiently remote/orientated to have minimal impact on the valley. Most of the valley is taken up by the South Milton Reserve SSSI. The applicant has taken steps to minimise the visual impact of the café by housing the generator at the rear and ensuring the huts are timber clad. However, despite these mitigating steps, it is self-evident that the operation of the café will adversely impact the unspoilt character, appearance and tranquility of this valley.

APPENDIX B

3. Does the creation of a temporary pop-up café support the local agricultural industry and employment – SMNP Policies E&CM3 and EMP1? Note PC support is contingent on compliance with other policies including E&CM1 and 2.

Based on the success of a similar temporary café in 2020, the local agricultural industry/production of local food would be supported by the proposals for the temporary pop-up café covered by this application.

4. Will the creation of a pop-up café generate more traffic and/or change the traffic pattern?

Horswell Lane is already regularly congested/gridlocked in the summer and in 2020 there were severe problems with indiscriminate parking in Links Road and elsewhere when the car parks were full.

The applicant indicates that they are catering for a different customer taste and budget. This implies more trips to the beach; certainly true from the personal experiences of the councillors, similar can be said from submissions from supporters of this application on the SHDC planning portal.

However, it was noted that many of those that used the facility in 2020 arrived on foot, including those camping in the vicinity as well as the beach users.

Although it cannot be quantified, it is logical that this pop-up café will generate more road traffic and will also likely result in a change in traffic pattern with its knock-on effect of the already congested/gridlocked Horswell lane and car parking, particularly at South Milton Sands.

5. Do Covid considerations warrant relaxation of SMNP policies? Note it is likely that the pop-up café would receive a temporary license for 56 days in any case (the same as last year) but the application covers a period of 153 days.

All hospitality businesses are suffering greatly due to the issues and regulations surrounding the Covid-19 pandemic. All events usually catered for by the applicant have been cancelled. Councillors felt that conditional

APPENDIX B

support of this temporary application is warranted to keep this proactive local business in operation.

The South Milton Parish Council agreed that the COVID situation in 2021 provided temporary overriding justification to support the planning application from May to September 2021.

Councillors noted that the temporary café set up by the applicant in 2020 was well run and trusted that the applicant will continue to seek to preserve the special character, nature, appearance and tranquility of the coastline and AONB.

South Milton Parish Council's support of this application for a temporary pop-up café is subject to the following:

- Light Pollution is minimised, downlighters to be used and all lights to be switched off not later than 10pm.
- All waste to be removed from the site daily and the beach to be monitored and cleared of waste at least once per day.
- The generator in use to be one that incorporates sound-dampening technology and mufflers to reduce noise levels.
- Ecology, the applicant must ensure that nesting birds, including Whitethroat and Stonechat are not affected.
- The National Trust must be contacted and provided with full details of the application for their consideration and feedback PRIOR to SHDC determining the application. Their view on the impact on parking is especially important.

The applicant agreed to address these matters.