

EAST LINDSEY DISTRICT COUNCIL

Report of: COUNCILLOR CRAIG LEYLAND LEADER OF THE COUNCIL

Report to:	Leader Decision
Date:	Tuesday 14th April 2020.
Subject:	SUTTON ON SEA COLONNADE.

Decision:	<i>Leader non-key decision</i>
Relevant Executive Member:	<i>COUNCILLOR CRAIG LEYLAND, LEADER OF THE COUNCIL</i>
Report author:	Neil Cucksey, Assistant Director for Property Business and Growth Tel: 01507 613223 - Email: neil.cucksey@e-lindsey.gov.uk Date: 14/04/2020
Reviewed by:	Timothy Leader, Executive Director for Economic Growth Tel: 01507 603407 Email: timothy.leader@e-lindsey.gov.uk Date: 14/04/2020
Signed off by:	Rob Barlow, Chief Executive & Acting Returning Officer Date: 14/04/2020
Approved for publication	COUNCILLOR CRAIG LEYLAND LEADER OF THE COUNCIL Date: 15.04.20
Does the report identify information that is exempt from publication	No.

SUMMARY

This report considers the findings and recommendations from the public consultation event held in Sutton on Sea on 12th February 2020. The consultation was based on design proposals prepared following community engagement in January and February 2019 when Community Lincs and OpenPlan were commissioned by the District Council to:

- Facilitate two workshops to understand the views of the community in regard to the

redevelopment of Sutton on Sea Colonnade and Pleasure Garden area; and,
• Provide a report back to the Council on the findings, in order to shape future proposals for the area, including prioritisation of ideas.

The design proposal presented at the consultation event consider the demolition of the existing 1930's concrete Colonnade which is structurally unsound and rebuilding a new modern 2,250m² development comprising of a new Colonnade, landmark multi-use building (café, gallery/exhibition space and viewing decks); sheltered undercroft trading, craft and performance spaces; 15 new modern beach huts and 6 luxury holiday lodges. Surrounding green and open space areas will be enhanced to provide a mix of outdoor leisure facilities and recreational activities to enhance community wellbeing and civic pride.

RECOMMENDATION

1) That the Leader agrees to the recommendations as set out in the consultation report, Appendix A.

2) That the Leader agrees to expenditure of £73,360.00 to be expended on design development, pre-construction works and professional fees in order to produce sufficient supporting information and cost certainty to enable a valid full planning application to be submitted and provide the necessary details for the formation of investment plan proposals and funding bids to potential funding bodies.

REASON: To allow the Council to undertaking due diligence and development of the design proposals now consulted upon to provide greater certainty of deliverability.

1. BACKGROUND TO REPORT

1.1 East Lindsey District Council owns the freehold of the site and are responsible for the maintenance of the current Colonnade structure.

1.2 After completing a condition inspection and analysing the intrusive concrete testing results in May 2018, AECOM concluded that the ageing historic concrete structure to the Colonnade was exhibiting common defects for a reinforced concrete structure constructed in the 1930s and repaired in the 1950s, with exposure to an aggressive marine environment.

1.3 Based on the advice received following the structural testing the Council closed the structure to the public, removed the beach huts from the deck of the colonnade and commissioned the community engagement workshops referred to in the summary.

1.4 From these workshop sessions, there was almost universal support, at both the workshops, for seizing the opportunity to replace (rather than repair) the Colonnade with a new and improved structure, creating a two-storey building to achieve several objectives:

- Provide a “bridge” between the garden level and the promenade level, incorporating a lift as well as stairs, so that it will work for everyone;

- Create a “look-out” or “observatory” to take advantage of the sea view and easily accessed from the gardens – and vice-versa;
- Create an interesting and attractive new sea-facing venue (café, bar, restaurant).
- Gallery space for a constantly changing series of exhibitions; something to keep bringing people back to see what’s on this week;
- Introduce alternative uses for the bowling greens, with suggestions including a covered outdoor performance area;
- Install replacement beach huts to be built with versatility in mind – both in use and location/relocation out of season. Some could be dual purpose to allow them to be used as mini-shops for events (such as Christmas Market) and to have the type of power supply necessary to allow this type of use.
- Retention of the paddling pool.

1.5 The subject information presented at the public consultation held on 12 February 2020 is contained in the report appended to this report. (Appendix A).

1.6 Based on the findings of the consultation responses it is now considered necessary to undertake further works to refine the proposals and develop the design information sufficient to be able to submit a valid planning application. At the same time this information will be used to provide greater cost certainty in order to submit application for funding to various organisations.

1.7 This work will include;

Architectural design development to planning submission stage.

Structural and civil engineering design sufficient to inform the aesthetics and project costs.

Mechanical and Electrical design sufficient to inform the aesthetics and project costs.

Landscape design to planning submission stage.

Geotechnical analysis to establish likely ground conditions.

Ecology habitat/ species site investigation.

Flood risk assessment.

Traffic impact assessment.

2. OTHER OPTIONS CONSIDERED

2.1 Not to proceed further with the project.

2.2 This option has been discounted on the basis of the work carried out to date given the support shown for the proposals through the consultation exercise. The proposals have also seen initial interest shown from external funding bodies.

3. RESOURCE IMPLICATIONS

- 3.1 This report sets out the resources to be procured to develop the project to planning application stage and provide greater cost certainty.

4. RISK AND MITIGATION

Risk has been considered as part of this report and any specific risks are included in the table below:

Category Risk – State if high medium or low	Action / Controls
Medium.	At this stage it is not fully known what the site studies will reveal having regard to a number of factors including- ground conditions, utilities capacity, planning, highways, land contamination and the existence of archaeology. This further work will help to mitigate these risks.

5. ISSUES AND MATTERS TO TAKE INTO ACCOUNT ARISING FROM KEY CORPORATE CONSIDERATIONS (EQUALITY, SAFEGUARDING, DEPRIVATION, HEALTH & SAFETY etc.)

- 5.1 The project will boost the local visitor economy by extending the season and diversifying the range and quality of the future offer. The intended beneficiaries are identified as:

Local businesses – increasing resident and visitor footfall and expenditure within the local economy, throughout the year. Additional gallery, exhibition and pop up trading/events space will be created to support local artisan producers and artists. Increased investor confidence and associated development and investment by adjacent land and business owners;

Local residents – enhanced social, leisure, cultural and educational facilities within the local community. Increased civic pride and local property values through investment in modern, landmark architecture;

Visitors – additional facilities will be provided to encourage additional overnight stays and repeat visits and diversify/extend the main visitor season along the East Lindsey coast.

- 5.2 The redevelopment of the colonnade will remove the current need to secure the structure to ensure public safety.

6. COUNCILLOR COMMENTS

6.1 None

7. CARBON REDUCTION IMPACT/IMPLICATIONS

7.1 The projects design development will consider the carbon impact and look to minimise through measure introduced into the design and materials used.

8. CRIME AND DISORDER IMPLICATIONS

8.1 None arising from this report.

9. FINANCIAL CONSIDERATIONS/IMPLICATIONS

9.1 It is intended that feasibility works will be commissioned from an existing procurement framework (SCAPE) and managed in line with the Council's Constitution and Financial Regulations.

10. LEGAL CONSIDERATIONS/IMPLICATIONS

10.1 None arising from this report

11. APPENDICES

11.1 Appendix A – Consultation report

12. BACKGROUND PAPERS

12.1 A copy of the full workshop report prepared by Community Lincs, artist's impressions provided by CPMG and additional information on the background of the project to date, are all available via the Council's website at:
<https://www.e-lindsey.gov.uk/article/9251/Colonnade-Sutton-on-Sea>