

Agenda Item No:

Report to: Charity Committee

Date of Meeting: 10 December 2012

Report Title: Additional Facilities and Activities on Hastings & St Leonards Seafront

Report By: Virginia Gilbert
Head of Amenities, Resorts and Leisure

Purpose of Report

To inform the Charity Committee of the current position and seek support for further work

Recommendation(s)

- 1. The Charity Committee agree that the Councils Chief legal Officer seek specific legal advice on the use certain areas of land on their behalf.**
- 2. Subject to the necessary clarification the sites listed are actively marketed and expressions of interest invited.**

Reasons for Recommendations

There is a widespread support for encouraging a greater range of facilities and activities for users of the seafront and foreshore at Hastings & St Leonards.

There are recognised gaps in service provision eg kayak hire, cycle hire, small beachfront catering kiosks that could be encouraged to improve the use and enjoyment of the seafront and foreshore.

The previous approach to enquiries has been quite fragmented and this is an important opportunity to provide clarity on available sites, planning and other statutory requirements and well as an easier and quicker process for potential operators.

An important first step to develop and improve facilities on land owned by the Foreshore Trust would be to seek legal advice on the commercial use of certain identified parts.

Background

1. Hastings Borough Council in its capacity as landowner and also acting for the Foreshore Trust receives regular enquiries and requests for providing leisure, catering and retail facilities. These can be for specific sites or general enquiries about where might be suitable.
2. A number of these proposals relate to sites owned by the Foreshore Trust as well as Hastings Borough Council and it was felt that it would be helpful to provide a comprehensive list of potential sites, a guide to clarify the various issues, as well as encouraging particular gaps in services for users.
3. The list below is not necessarily exhaustive but it made up of sites that people have expressed an interest in, that have been previously operated or that are thought to be suitable for other practical reasons.
4. They have been produced in consultation with The Estates and Planning departments of Hastings Borough Council and further advice is also to be sought from both Licensing and Environmental Health.

Potential Sites

5. Potential sites for activities are shown on the attached plan and are listed below. Please note these also include sites owned by Hastings Borough Council.

Site No.	Details	Owner	Status
1	Rock a Nore Car Park (east) – potential position for a catering vehicle or kiosk adjacent to the Southern Water Pumping Station Building.	FT	Previously traded from on an ad-hoc basis.
2	Rear of the Boating Lake, strip of land between the Go Karts and East Hastings Sea Angling Association compound - potential site for beach concessions, equipment hire, catering	FT	Increasingly potential, given the forthcoming proposals from Stade Developments for the wider Boating Lake area.
3	Land Adjacent to existing kiosks between Adventure Golf Kiosks and Hastings & St Leonards Angling Club - for the provision of additional kiosks (to be provided and operated by the Adventure Golf company)	FT	Demand has already been established for additional kiosks.
4	Land at Pelham Beach (west of the Lifeguard Station) - for use by concessions to provide beach facilities (e.g. kayak hire, bicycle hire, beach goods). There is a possibility that bespoke kiosks could also be provided.	FT	A number of expressions of interest have been received for this area.
5	Land at Pelham Beach - potential new building to house Lifeguards/Beach	FT	

6	Office/Miniature Railway Station/Catering White Rock Baths - promenade level entrance building, wells and surrounding areas. Various potential uses	FT	
7	Bottle Alley - potential for use of existing kiosks spaces within lower level or development of kiosks and trading areas on the upper level for various uses.	HBC	
8	Warrior Square, unused former W.C. and platform above - potential for various uses	HBC	Heads of terms have now been produced for lease to hopefully be operating by Spring 2013
9	Warrior Square, unused former Beach Office - potential for various uses	HBC	
10	Warrior Square - West Store, former Angling Club has potential for various uses.	HBC	
11	Warrior Square - beach decking to support potential refreshment providers Wet Store	FT	
12	Promenade, opposite Marine Court - potential area suggested for markets	HBC	
13	Marina, area adjacent to car park current licence for Ice Creams.	HBC	Due to be retendered in November 2012
14	Marina, lower promenade - proposal to site 10 seasonal beach chalets for short term letting	FT	Already in FT Forward Plan and planning consent not required
15	Sea Road - one of two potential sites suggested for catering kiosks	HBC	Subject of a current proposal
16	Sea Road - second of two potential sites suggested for catering kiosks	HBC	Subject of a current proposal
17	Sea Road - current licence for Ice Creams	HBC	Due to be retendered in November 2012
18	Sea Road, platform adjoining site of former Bathing Pool - potential for catering kiosk	FT	Planning consent obtained and traded from previously
19	Former Bathing Poll site - potential for various short term uses	HBC	Subject of current planning consent and lease agreed in principle
20	Hastings to Bexhill, pedestrian and cycle link. Potential site for catering/cycle hire	Various	

Proposed next steps

- Permitted uses on particular parts of Foreshore Trust land are detailed on the schedule of the Hastings Borough Council Act 1988 e.g. car parking, leisure provision and the lifeboat station etc. This allows the Trust to make a charge for

parking or rents and some of the proposed sites are already within permitted areas e.g. White Rock Baths.

7. Initial informal indications suggest that it may be possible to make a case for further commercial use of Foreshore Trust land provided the use is reasonably in keeping with existing activities, reasonably affordable and provides a facility which is open to the public and that there is no more pressing charitable demand.
8. It is now proposed that expert legal advice is sought through the Council's Chief Legal Officer to provide clarification on the use of other areas outside of that marked for leisure use as specified in the Hastings Borough Council Act 1988.
9. A tour and review of the sites has been undertaken with HBC Planning and Conservation officers. General advice will be given that considers the need for Planning Consent, listed buildings and significant heritage structures close by, the size and scale of any new buildings, acceptable designs and gives an indication of whether support would be given.
10. A guide for all sites will also be produced for each site that provides information on services (electric, water, sewage, gas) site access and other site specific requirements.
11. We also intend to provide other advice on Licensing requirements including Street Trading, Premises Licences and other potentially licensable activities. In addition the Council's Environmental Health team would also be able to supply information and advice on setting up food businesses, food hygiene, waste disposal and Health & Safety where appropriate.
12. It may be also be useful to provide a general guide on producing a proposal for those interested. From experience this could cover previous experience and qualifications, operating hours, insurance, finance, lease & licence considerations.
13. A draft of this report was taken to the Coastal User Group meeting on Thursday 29th November.
14. Subject to the necessary legal clarification and planning consents where appropriate it is hoped that new facilities could be provided for Summer 2013, given the current high level of interest and apparent demand.

Wards Affected

Castle, Central St. Leonards, Old Hastings, West St. Leonards

Area(s) Affected

Central Hastings, East Hastings, South St. Leonards

Policy Implications

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	No
Crime and Fear of Crime (Section 17)	No
Risk Management	No
Environmental Issues	No
Economic/Financial Implications	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	No

Background Information

Plan of potential sites

Officer to Contact

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