

**Variation of Permission BA/2013/0138/FUL to allow change from
Timber Jetty to Timber Piling of New Boat Dyke**

Report by Planning Officer

Summary: A planning application (BA/2016/0095/COND) has been submitted to the Broads Authority in respect of a variation of an existing permission relating to a new boat dyke. The approved plans show quay heading along one side of the dyke, with the remaining three sides comprising a timber jetty. The current proposal is for quay heading to all sides of the dyke.

1 Background

- 1.1 The application site is a linear borrow pit, constructed in connection with flood defence works, situated immediately south of an existing mooring dyke at Boundary Farm, in the dispersed settlement of Oby.
- 1.2 In 2013 planning permission was granted for the change of use of the borrow pit to a mooring dyke, this included the removal of 20m x 15m section of land to open an access between the western end of the proposed mooring dyke and the existing mooring dyke, the quayheading of this newly created gap and around one side of the dyke and the construction of timber staging around the remainder of the dyke to facilitate access to boats.
- 1.3 The planning permission was also subject to a legal agreement which required that prior to the commencement of the mooring use a 40m length of riverbank be handed over to the Broads Authority for use as public moorings.

2 The Planning Application

- 2.1 The works to facilitate the change of use from a borrow pit to a mooring dyke have not been undertaken. The landowner has now submitted a planning application seeking to install quay heading to all sides of the approved dyke in order to allow for a more functional use of the dyke.
- 2.2 These works would not have an impact on the navigation area however the Navigation Committee has previously taken a keen interest in development in this area.
- 2.3 The comments of the Navigation Committee on the planning application would be welcomed.

3 Other information

- 3.1 Members will be aware that the Broads Authority previously leased land to the north and south of Boundary Dyke for use as 24 hour moorings, but that this use ceased when the lease expired at the end of 2014.
- 3.2 Officers have been in negotiation with the landowner and are hopeful that a new lease can be secured, although this is not dependent on this application.
- 3.3 Were the development which is the subject of this application to be approved and constructed, the legal agreement will mean that a 40m length of public mooring will be provided.

4 Conclusion

- 4.1 Members' views on any matters of relevance to navigation are sought and will be considered as part of the planning process.

Background papers:	BA/2016/0095/COND
Author:	Nigel Catherall
Date of report:	5 April 2016
Broads Plan Objectives:	None
Appendices:	APPENDIX 1 – Location Plans

APPENDIX 1

BA/2016/0095/COND - Variation of conditions 2, 3, 6, 7, 8 of permission BA/2013/0138/FUL to allow a change of structure on south, east and west sides of new mooring dyke from timber jetty/decking to timber piling/capping and grassed earth surfacing. Also change location of 2 car parking spaces to be located at the junction of Ashby with Oby Footpath 7 and Ashby with Oby Bridleway 3 on existing concrete pad.

