

Application for Determination

- Parish:** Wroxham
- Reference:** BA/2014/0032/FUL **Target Date:** 31 March 2014
- Location:** Staithcote, Beech Road, Wroxham
- Proposal:** Proposed replacement quay heading comprising of approx, 30 metres of Alder Pole piling, 20 metres of timber quay heading and demolition of 3no timber sheds
- Applicant:** Mr Jonathan Edye
- Reason for referral:** Applicant connected to Broads Authority member of staff
- Recommendation:** Approve with conditions

1 Description of Site and Proposal

- 1.1 The application site is located at the eastern end of Beech Road on the south bank of the River Bure over 1 kilometre downstream of Wroxham Bridge. Wroxham Broad is located to the south of the site (see Appendix 1 – Location Plan).
- 1.2 The proposal is associated with Staithcote, a property with a traditional appearance (about 100 years old) which is set some 40 metres back from the river at the eastern end of Beech Road. The site has a 50 metre frontage to the river with a mooring dyke. Staithcote itself has an elevated ground floor and is effectively a one and a half storey dwelling with part boarded and part render walls and a thatched roof. In the curtilage of Staithcote there are numerous trees and three modest sized wooden sheds (located to the east of the dwelling house).
- 1.3 The current condition of the existing quayheading (the subject of this application) is poor. Within the mooring dyke the remaining quayheading is in a fair and good condition.
- 1.4 The applicant has highlighted that timber quayheading is typical of the treatment to the river frontage and mooring dykes in the vicinity. The application proposes timber quayheading in the mooring dyke but proposes an alder or timber pole frontage to the River Bure. The applicant has highlighted that he considers this is appropriate as this site represents transition between the more natural river bank to the east and the river fronted dwellings to the west.

- 1.5 The site is located within the Wroxham Conservation Area and also falls within a high risk flood zone area.
- 1.6 The proposal has three elements.
- Installation of 30 metres of alder pole or round timber post quayheading to replace collapsed timber quayheading fronting the River Bure
 - Installation of 20 metres of replacement timber quayheading on the east side of the mooring inlet to replace collapsed timber quayheading
 - The demolition of three timber sheds
- 1.7 As the site is located within a Conservation Area, planning permission is required for the demolition of the sheds.
- 1.8 The proposals have been accompanied by a supporting planning statement and a heritage statement.

2 Planning History

- 2.1 None

3 Consultations

Wroxham Parish Council – Awaited.

Broads Society – Awaited.

4 Representations

- 4.1 None received. Members should be aware that given the size and nature of the proposal, there is no requirement to report to Navigation Committee as it will not have any impact on the navigation area.

5 Planning Policy

- 5.1 The following policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

Core Strategy (CS) (2007)

[Core Strategy \(Adopted Sept 2007\).pdf](#)

Policy CS1 – Landscape protection and enhancement

Development Management Plan DPD (DMP) (2011)

[DMP DPD - Adoption version.pdf](#)

Policy DP1 – Natural environment
Policy DP2 – Landscape and Trees
Policy DP4 - Design
Policy DP29 – Development on Sites with High Probability of Flooding

- 5.2 The following policy has been assessed for consistency with the NPPF and has been found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

Development Management Plan DPD (DMP) (2011)

Policy DP5 – Historic Environment

- 5.3 Material Planning Consideration

National Planning Policy Framework (NPPF) (2012)

[NPPF](#)

6 Assessment

- 6.1 The application seeks to provide new quayheading to replace dilapidated provision plus remove three wooden sheds. In view of the position of the site adjacent to the river and its Conservation Area location, the key issues relate to appearance / design / impact on the visual amenity; affect on Conservation Area; flood risk and ecological considerations.
- 6.2 The proposed design using timber / alder post and timber quayheading in the mooring dyke follows good practice as promoted in Broads Authority design guidance 'Riverbank Protection Work'. In respect to the river frontage, it is considered the approach to use an alder pole or timber pole construction would be appropriate in this 'transition' area. The works will replace currently somewhat dilapidated piling and will enhance the appearance of the area and remove the somewhat 'tired' appearance of the existing. The applicant has confirmed that no tree removal is required close to the river linked to this work. Whilst the final details of whether alder or other timber posts are not specified, it is considered that this can be controlled by planning condition. Therefore based on the above, it is considered that the approach to replacement quayheading will meet the design tests of development plan Policy DP4 and landscape protection considerations in Policies CS1 and DP2.
- 6.3 As the site is located with a Conservation Area, it is important to assess the impact of the proposal on the heritage asset (as promoted in NPPF advice and also development plan Policy DP5). In this case as outlined above, the proposal to provide quayheading plus the removal of the modest sized wooden sheds will enhance the appearance of the site and make a positive contribution to the Conservation Area. Therefore it is considered that there is no conflict with NPPF or development plan policy advice.

6.4 It is important to consider flood risk issues in this location. In this case the proposal will not result in an increase in flood risk and the removal of existing sheds can only assist in flood flows and flood capacity should the river overtop in this location. The nature of the proposals is not inconsistent with the aims of development plan Policy DP29.

6.5 The application submission indicates no evidence of any particular ecological interest. The existing sheds are very modest in scale and there is no evidence of any ecological interest (however, the views of the Broads Ecologist has been sought on the proposal and will be reported at the meeting). Subject to no adverse comment, the proposal would be consistent with development plan Policies CS1, CS2 and DP1.

7 Conclusion

7.1 The proposal is minor in nature and will provide new quayheading and the removal of three wooden sheds. It is considered that the scheme is acceptable in design and will, subject to no adverse comment, have no unacceptable adverse impact in relation to flood risk, ecological, or landscape considerations.

8 Recommendation

8.1 Subject to no substantive representation/comment being raised, this planning application be approved subject to the following conditions.

- (i) Standard time limit condition
- (ii) Submitted plans / details
- (iii) Material to be agreed

Background Papers: BA/2014/0032/FUL

Author: Andy Scales
Date of report: 12 February 2014

Appendices APPENDIX 1 - Location Plan

APPENDIX 1

BA/2014/0032/FUL – Staithecote, Beech Road, Wroxham
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