

Application for Determination

Parish	Thorpe St Andrew		
Reference	BA/2015/0072/FUL	Target date	24 April 2015
Location	Carys Meadow, Thorpe Road, Thorpe St Andrew		
Proposal	Improvements and extension to existing car park with new fencing, tree works (approved), new livestock corral and landscaping.		
Applicant	The Broads Authority		
Recommendation	Approve subject to conditions		
Reason referred to Committee	Application by The Broads Authority		

1 Description of Site and Proposals

- 1.1 The application site sits within an area of public open space within Thorpe St Andrew. The site consists of an existing small public car park, an area of wooded scrub and a farmer's access gate which sit to the north of Carys Meadow. The River Yare exists to the south of the site and the site is accessed off Thorpe Road to the north. In terms of surrounding uses, Broadland District Council's offices sit to the immediate north of the application site, a cul-de-sac of houses sit to the west and a line of houses also sit to the east. An Anglian Water facility sits to the immediate east of the application site and is accessed from the existing car park. The site sits within the Thorpe St Andrew Conservation Area and Carys Meadow is a Locally Nature Reserve.
- 1.2 The proposal is for the extension of the existing car park to accommodate from approximately 5 to 10 vehicles and associated landscaping including the erection of fences, gates and livestock corral. A livestock corral is required as livestock are used to manage the meadow. The extension to the car park is proposed to be approximately 30m by 10m and constructed in type 1 granite surface treatment with timber and iron gates and fences.

2 Site History

In 2014 a canoe portage was installed on Carys Meadow by the Broads Authority under permitted development rights.

In 2014 tree works were approved to allow removal of various trees (mostly plum) to clear ground for establishment of new car park as part of Cary's Meadow Improvement Plan- BA/2014/0067/TCA.

3 Consultation

Broads Society - Response Awaited.

Parish Council - No Objections.

District Member - Response Awaited.

Anglian Water - Response Awaited.

Norfolk and Suffolk Boating Association - Response Awaited.

The Highways Authority - I have no objection to this proposal. The only comment I would make being that it is considered likely that the proposed parking arrangement will rely on vehicular turning needing to take place within the existing parking/turning area towards Thorpe Road. Should your Authority be minded to approve the application I would be grateful for the inclusion of the following condition on any consent notice issued:

SHC 24 Prior to the commencement of the use hereby permitted the proposed access and car parking area shall be laid out and demarcated in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

Norfolk Wildlife Trust - Response Awaited

4 Representations

None

5 Policies

- 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:

Development Management Plan DPD (2011)
[DEVELOPMENTPLANDOCUMENT](#)

DP1- Natural Environment
DP2- Landscape and Trees
DP4- Design

DP11- Access on Land
DP27- Visitor and Community Facilities and Services
DP29- Development on Sites with a High Probability of Flooding

- 5.2 The following Policies have been assessed for consistency with the NPPF and have 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 (2011)
DP5- Historic Environment
DP28- Amenity

- 5.3 Material Planning Consideration
National Planning Policy Framework (2012)
[NPPF](#)

6 Assessment

- 6.1 The main issues to consider in the determination of this application are the principle of the development, impact on highway safety, impact on landscape and character of the Conservation Area, impact on ecology and amenity
- 6.2 In terms of the principle of the development, both the NPPF and local planning policies are supportive of encouraging the use of local community and visitor facilities and services. Local planning policies are supportive of improving access to the Broads. As the small extension of the car park would help improve access to this public facility the development is considered acceptable in principle.
- 6.3 In terms of the impact on highways, the site is accessed off Thorpe Road to the north. It is not considered that the increase in use by an additional five vehicles would adversely impact on the existing access which also has an appropriate visibility splay. The Highways Authority has no objection to the proposal subject to a condition ensuring the site is demarcated prior to use. Given the small area proposed for the extension and the diagonal parking alignment proposed for the additional spaces, there is a concern regarding the need to reverse cars up to turn within the existing turning area by Thorpe Road. It is considered the proposal could be improved in this regard and slightly amended plans are awaited; the Committee will be updated verbally.
- 6.4 In terms of the impact on the landscape and character of the Conservation Area, the site already contains a small informal parking area and track into the site. The proposal is to extend this existing car park on a small scale and to retain its informal character, which is considered appropriate. The site is screened by existing trees which will help soften the development. The removal of a number of trees has been previously approved to help facilitate the development and it is therefore considered reasonable to

condition re-planting in a suitable location. Some trees are proposed to remain and it is therefore considered reasonable to append a condition to ensure trees are protected throughout the course of the works. Overall it is considered that there would not be an unacceptable impact on the landscape and that the proposal is compatible with the character of the Conservation Area.

6.5 In terms of the impact on ecology, as outlined above the removal of trees has been agreed by the tree works application procedure. The removal of the trees and scrub surrounding the trees will result in a loss of a small area of low-grade habitat. However it is considered that suitable mitigation and biodiversity enhancements can be agreed via condition; advice is still awaited in this regard and members will be updated verbally.

6.6 Given the existing natural screening and distance to neighbouring properties (over 100m approximately), and the nature and type of development it is not considered that there would be an adverse impact on neighbouring amenity as a result of the proposals. Given the proposal will take cars away from the entrance to Anglian Water's facility by encouraging them to park further to the south it is not considered that the use of the Anglian Water facility will be impacted by the proposal.

7 Conclusion

7.1 The development is considered to be an appropriate type of development, it is considered that the development will be well screened and complement the existing use of the site, and that there would be no adverse impact on highway safety, landscape, ecology of amenity.

8 Recommendation

8.1 Approve subject to the following conditions:

- (i) Time limit
- (ii) In accordance with AMENDED plans
- (iii) Landscaping scheme (both hard and soft including type of demarcation proposed) to be submitted
- (iv) Should any new plant die within five years it shall be replaced
- (v) Tree Protection Plan to be submitted
- (vi) Details of a soak-away to be submitted
- (vii) Shall be laid out and demarcated prior to use
- (viii) Ecological mitigation and enhancements to be agreed

9 Reasons for Recommendation

9.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP1, DP2, DP4, DP5, DP11, DP27, and DP28 of the Development Management Policies DPD (2011).

List of Appendices: Appendix 1: Site Location Plan

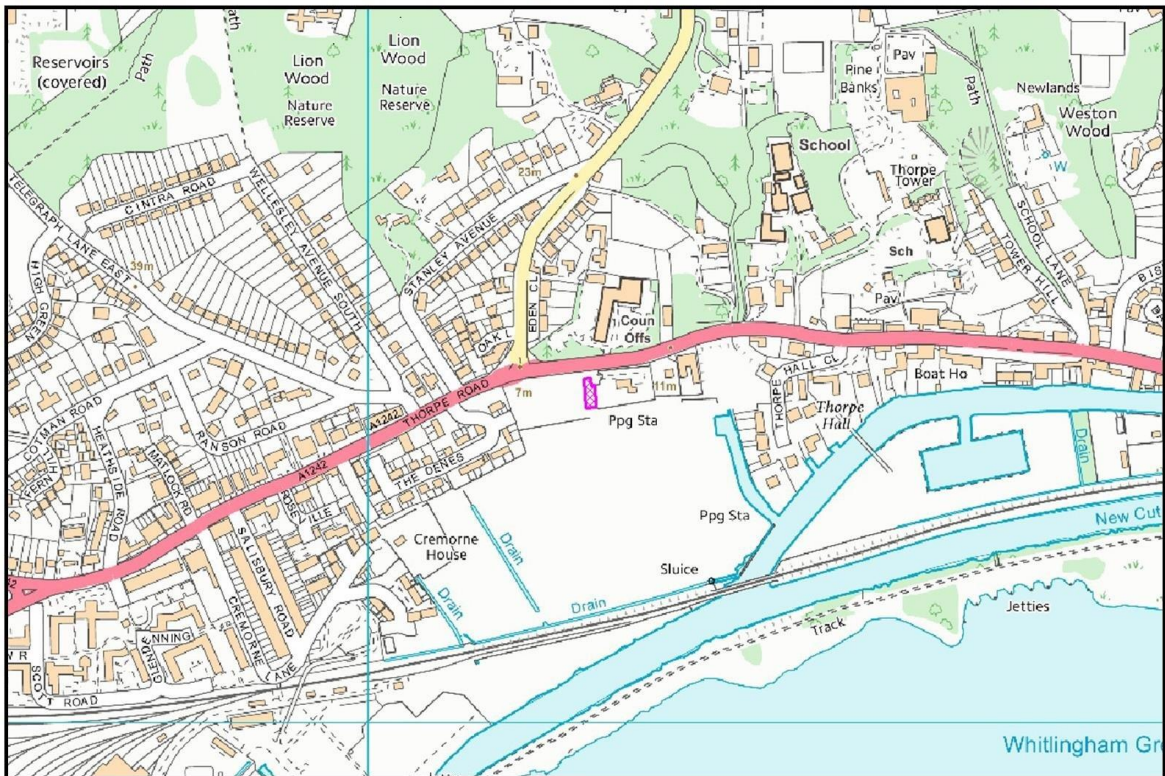
Background papers: Application File BA/2015/0072/FUL
Author: Kayleigh Wood

Date of Report: 17 March 2015

APPENDIX 1

BA/2015/0072/FUL - Carys Meadow, Thorpe Road, Thorpe St Andrew

Improvements and extension to existing car park with new fencing, tree works (approved), new livestock corral and landscaping.



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