

## **Planning Application with Navigation Implications**

Report by Planning Officer

BA/2018/0312/FUL: Full application for the erection of 8 residential dwellings, 1 mooring for Broads Authority use, 12 residential moorings, moorings allocated to dwellings, visitor moorings, the refurbishment of the marina building and associated car parking and landscaping on land at Marina Quays, Great Yarmouth.

**Purpose:** This report is to seek the views of the Committee on a planning application which 'may significantly affect the use or enjoyment of part of the navigation area'. It is for the installation of 12 new residential moorings, one mooring for the Broads Authority, visitor moorings, eight new residential dwellings each with an allocated mooring and the refurbishment of the marina building and associated car parking and landscaping.

### **1 Location**

- 1.1 Marina Quays is situated to the north west of the town on the west side of Caister Road. It is adjacent to River Walk, a residential road comprising a small estate of detached properties which are accessed off Caister Road.
- 1.2 There is a single track tarmacked road, which runs from the bollards at the end of River Walk to the barrier and stile at the north of the site. It is also a footpath (FP10) used by pedestrians to access the water frontage as, in some areas, there is a path on the river side of the flood defences.
- 1.3 The site is linear, extending to around 770 metres along the river bank and including an area of 900metres<sup>2</sup> currently occupied by a derelict former toilet block. The old marina building is also in a very poor state of repair, located central to the site adjacent to the river bank. Within the river bank area there are some mature trees, there is also a flood defence wall running the length of the river bank. The application site area is 1.54 hectares.
- 1.4 Access to the proposal is shown off Caister Road to the north of the Bure Business Park (a small office building) and the former public house.
- 1.5 To the east is Bure Park, a public area of open space which has parking and is accessed off Caister Road. It also has pedestrian access over the dyke from the road along the river.

### **2 The Planning Application**

- 2.1 This application is for the installation of new moorings and eight x two-and-a-half storey residential units.
- 2.2 The application proposes a mix of residential, private and visitor moorings, plus a further one for Broads Authority use. The proposed 12 new residential moorings extend to the north of the site from the old marina building. Each mooring is 32m in length, giving a total length of 384m, which is around half of the river frontage within the application site. The Broads Authority mooring is at the northern most location and is also 32m. The application shows one car parking space provided adjacent to each of these moorings with a hammerhead for turning adjacent to the Broads mooring. Two passing places are shown along the single track road.
- 2.3 The next moorings (downstream) are close to the eight proposed residential units. These are shown as private, being allocated one for each dwelling. They are smaller at 12.5m in length, giving a total length of 100m.
- 2.4 The visitor moorings are to the south of the access, at the downstream end of the site, extending along the frontage closest to the existing dwellings on River Walk. These comprise the remainder of the river frontage and the length is around 200m, therefore averaging 10m per mooring would allow for around 20 visitor moorings, but actual numbers would depend on the size of each boat.
- 2.5 The residential units are sited within the central area of the application site where the vehicular access enters the site. Two larger units, 4-bed, are sited in the area of the former toilet block and six 2-bed units are sited on the grassed/concreted area to the west of the concrete flood wall. Each dwelling has two parking spaces allocated, the 4-bed units have parking immediately adjacent to them with the parking for the other six units being in two blocks and includes two visitor spaces. The dwellings are two-and-a-half storey buildings each with a square footprint and monopitch roof, constructed using wood and zinc cladding.
- 2.6 The derelict marina building is proposed to be restored to be used as office and storage space.
- 2.7 The comments of the Committee on any matters of relevance to navigation are sought and will be considered as part of the planning process.

Background papers: BA/2018/0312/FUL  
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Broads Plan Objectives: None  
Appendices: APPENDIX 1 - Location Plan

# APPENDIX 1

BA/2018/0312/FUL Marina Quays, Great Yarmouth

