

**2x Planning Applications with Navigation Implications:
Excavation of a Basin to Use as a Material Source (BA/2013/0264/FUL) and
Use of a Basin to Provide 7 Private Moorings and 2 Public Moorings,
Construction of Timber Walkways/Jetties and Gravel Car Park
(BA/2013/0163/FUL)
Report by Planning Officer**

Summary: 2x planning applications have been submitted in respect of the excavation of a basin to use as a material source (BA/2013/0264/FUL) and the use of a basin to provide 7 private moorings and 2 visitor moorings (BA/2013/0163/FUL), at Pyes Mill Farm, the River Chet, Loddon.

Member's views are sought on the proposals.

1 Background

- 1.1 The site of both applications is Pyes Mill Farm which is to the south of the River Chet, Loddon. Pyes Mill Farm is owned by the applicant of the second application, Paul Mattocks, and contains a small holding and two holiday units.
- 1.2 BESL have submitted an application for the excavation of a basin to use as a material source as part of the Flood Alleviation Scheme at the above site (BA/2013/0264/FUL).
- 1.3 At the same time the owner of the land, Paul Mattocks, has submitted an application for the use of the excavated basin to provide 7 private moorings and 2 visitor moorings. In order to facilitate the use of the mooring he proposes to provide timber walkways/jetties, an access track and a gravel car park (BA/2013/0163/FUL).

2 The Planning Applications

- 2.1 Comments are sought from the Navigation Committee on the planning applications submitted to the Broads Authority.
- 2.2 The site is situated on the south bank of the River Chet, downstream from the centre of Loddon. A staithe is located to the immediate west of the site which provides 40m of Broads Authority 24 hour moorings and beyond this the land then opens up to countryside to the west, where the banks become natural in profile. A small private mooring basin, which could hold approximately two boats, exists on the river, but has become overgrown.

- 2.3 The first application is for the extension of the existing basin by approximately 40m long and 5.5m wide (BA/2013/0264/FUL). The excavation of the basin itself is proposed to be undertaken as part of a material sourcing exercise undertaken by BESL to help build up a flood bank adjacent to the site (approved by application BA/2013/0061/FUL).
- 2.4 The second application is for the use of the excavated basin to provide seven private moorings and two visitor moorings and the installation of the timber walkways/jetties, access, and car park (BA/2013/0264/FUL). Unlike the existing staithe moorings, the moorings are proposed to be stern on, facing the river to the north. The two visitor moorings are proposed to be provided at the eastern end of the basin and the seven private moorings, to the west.

3 Navigation Issues

- 3.1 The site is situated at a bend in the River Chet and on a fairly narrow point in the navigation (the river being approximately 15m in width at this location). It is a popular channel and there are a number of moorings stretching west towards the village of Loddon. The moorings are proposed to be located to the side of, and in front of, a flood bank which is proposed to be provided by BESL (application BA/2013/0061/FUL) which may limit visibility.
- 3.2 The application could therefore potentially impact on the safety of existing and proposed boat users.

4 Conclusions

- 4.1 To conclude, Members' views on the principle of providing additional mooring here, impact on safety, and any other matters of relevance to navigation are sought and will be considered as part of the planning process.

Background papers: Planning Files BA/2013/0067/FUL, BA/2013/0163/FUL, BA/2013/0061/FUL and BA/2013/0264/FUL

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Broads Plan Objectives: None

Appendices: APPENDIX 1 – Site Location Plan

APPENDIX 1

BA/2013/0163/FUL – Mill Farm, Pyes Mill Road, Loddon

A full planning application for the construction of timber walkways, a new gravel car park and approval for 2no. public moorings and 7no. private moorings

