

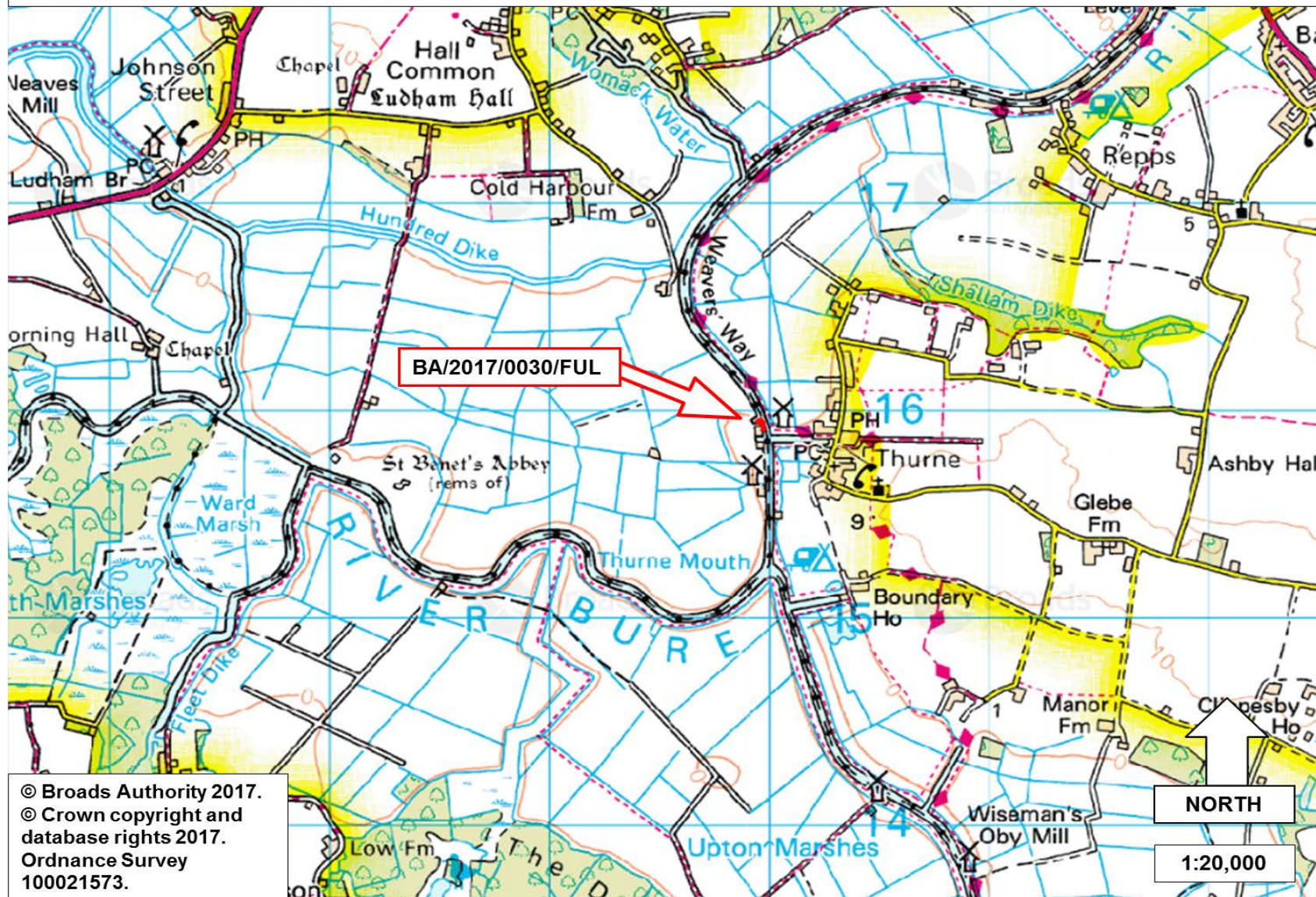
Reference:

BA/2017/0030/FUL

Location

Moorings opposite Thurne Dyke Windpump

BA/2017/0030/FUL - Moorings Opposite Thurn Dyke Windpump



Application for Determination

Parish	Horning
Reference	BA/2017/0030/FUL Target date 29 March 2017
Location	Moorings Opposite Thurne Dyke Windpump
Proposal	Replacement quayheading
Applicant	East Anglian Cruising Club
Recommendation	Approve subject to conditions

Reason for referral to Committee Applicant related to Broads Authority staff member

1 Description of Site and Proposals

- 1.1 The East Anglian Cruising Club (EACC) site is located on the west bank of the River Thurne opposite Thurne Dyke Windpump, also known as Thurne Dyke Drainage Mill, which itself is sited adjacent to the entrance to the staithe at Thurne. The EACC site is broadly of a rectangular shape, comprising a mooring basin formed of two adjoining rectangular shaped areas which combine to form a 'T' shape, to the river side of the shaft of the 'T' is an area of lawn with a domesticated appearance, the remainder of the site largely comprises reeded fen. The site includes a further mooring cut at the southern end of the site, one side of which forms part of the adjacent property.
- 1.2 The EACC site is only accessible from the river, although the more intrepid may consider crossing the reeded fen on foot, there is some sign that this has been done in the recent past. To the north of the site is reeded fen, along the western boundary is the floodbank atop of which is a footpath which forms part of the Weavers Way.
- 1.3 The application relates to the quayheading to the mooring basin, adjacent river frontage, and two sides of the mooring cut, all of which have existing timber quayheading which in places is visibly in need of replacement. The proposal seeks to replace the timber quayheading like-for-like with timber quayheading to a total length of 170 metres.

2 Site History

- 2.1 In 1999 planning permission was granted for the construction of quayheading (BA/1998/2005/HISTAP).

- 2.2 In 2005 planning permission was granted for replacement quayheading (BA/2004/1360/HISTAP).

3 Consultation

Horning Parish Council - No objection

District Member - No objection

Members will be updated verbally should any further responses be received.

Representations

No responses received as of the date of this report. Members will be updated verbally should any responses be received.

4 Policies

- 4.1 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.

[NPPF](#)

Core Strategy (2007)

[Core Strategy Adopted September 2007 pdf](#)

CS1 - Protection of Environmental and Cultural Assets

Development Management Plan DPD (2011)

[DEVELOPMENTPLANDOCUMENT](#)

DP4 - Design

DP29 - Development on Sites with a High Probability of Flooding

- 4.2 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)

DP28 - Amenity

- 4.3 The following Policies have been assessed for consistency with the NPPF which has been found to be silent on these matters. Paragraph 14 of the NPPF requires that planning permission be granted unless the adverse effects would outweigh the benefits.

Development Management Plan DPD (2011)

DP12 - Access on Water

DP13 - Bank Protection

DP16 - Moorings

4.4 Other Material Considerations

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

5 Assessment

- 5.1 The existing quayheading is timber and sections of it are visibly in a poor condition. The Broads Authority seek a softer appearance in quay heading and this would entail the use of timber which is proposed in this case and so considered acceptable in principle.
- 5.2 The subject site is adjacent to sites which feature timber quayheading, and the approaches to the staithe and the staithe itself at Thurne also feature timber quayheading. The continuation of the same material would ensure a reasonable level of continuation of appearance which will improve as the new timbers weather.
- 5.3 As the works constitute the replacement on a like-for-like basis there will be no impact on neighbour amenity and no increase in flood risk either at the site, or up or down stream.
- 5.4 It is therefore considered that the replacement of the existing timber quayheading with new timber quayheading is acceptable in terms of its appearance as well as the character and appearance of the surrounding area and river scene having regard to Policies DP4 and DP13 of the Development Management Policies DPD, and Policy CS1 of the Core Strategy.

6 Conclusion

- 6.1 The proposed replacement of the existing timber quayheading with new timber quayheading would result in an appearance which maintains the overall character and appearance of the subject site and surrounding area. Consequently the application is considered to be acceptable with regard to Policies DP4 and DP13 of the Development Management Policies DPD, and Policy CS1 of the Core Strategy.

7 Recommendation

Approve, subject to conditions:

- (i) Standard time limit.
- (ii) In accordance with approved plans
- (iii) Timber preservatives method

8 Reason for recommendation

The proposal is considered to be in accordance with Policies DP4 and DP13 of the Development Management Policies DPD (2011), Policy CS1 of the Core Strategy (2007), and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

List of Appendices: Location Plan

Background papers: Application File BA/2017/0030/FUL

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Date of Report: 09 February 2017

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