

## **Application for Determination**

<b>Parish</b>	Thorpe St Andrew		
<b>Reference</b>	BA/2015/0087/FUL	<b>Target date</b>	7 May 2015
<b>Location</b>	Cary's Meadow, Thorpe Road, Thorpe St Andrew		
<b>Proposal</b>	Provision of 2 angling platforms, bank protection and landscaping		
<b>Applicant</b>	The Broads Authority		
<b>Recommendation</b>	Approve subject to conditions		
<b>Reason for referral to Committee</b>	Application by The Broads Authority		

## **1 Description of Site and Proposals**

- 1.1 The application site sits within an area of public open space, Cary's Meadow, within Thorpe St Andrew. Cary's Meadow is an area of marshland covering an area of 22 acres and is a designated Local Nature Reserve. The application site is in the southeast corner of Cary's Meadow, on the bank of the River Yare. The site is accessed by foot from an existing small public car park off Yarmouth Road.
- 1.2 The proposal is for the provision of two angling platforms, bank erosion protection and associated landscaping. Two timber angling platforms measuring 1.8 metres by 1.8 metres would be constructed on the bank of the River Yare, at 20 metre intervals; these would be available for public use. The bank erosion protection works include removing old piles and planting plug plants overlain by biodegradable matting along approximately 45 metres of the riverbank. The plug plants would be a mix of sedge, reed and sweet grass. A dog run to access the river would be provided at the eastern end of the application site.

## **2 Site History**

In 2014 a canoe portage was installed on Cary's 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.

In 2015 improvements and extensions were approved to the existing car park with new fencing, new livestock corral and landscaping as part of the Cary's Meadow Improvement Plan – BA/2015/0072/FUL.

### **3 Consultation**

Parish Council – Response awaited (20/04/2015)

Broads Society – no objections

District Member – no response

Landscape Officer – Re-establishment of vegetation on this bank edge should improve the landscape and visual amenity of the area. The application should provide some indication about how the area of planting is to be managed and maintained and also a schedule of plants proposed and planting densities.

Environment Agency – no objections, provides comments regarding siting

Tree Consultant – no comments

BA Ecologist – Supports this application and recommends a condition regarding the timing of the works

### **4 Representations**

Two representations were received:

Mr F. D. Alcraft, 16 Thorpe Hall Close, Thorpe St Andrew, Norwich, NR7 0TH

Suggests that the angling platform near the corner of the dyke is moved along to near the railway bridge to reduce possible risk from fishing paraphernalia and loss of amenity

Other than the re-siting of this proposed angling platform, welcomes the plan to provide such facilities, control erosion and improve the landscaping of the bank.

Mr D.K. Winter, 17 Thorpe Hall Close, Thorpe St Andrew, Norwich, NR7 0TH

Suggests that the angling platform near the corner of the dyke is moved along to near the railway bridge to reduce possible risk from fishing paraphernalia.

### **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

DP27 – Visitor and Community Facilities and Services

Site Specific Policies Local Plan (2014)

[http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0009/469620/Adopted-Site-Specific-Policies-Local-Plan-11-July-2014-with-front-cover.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0009/469620/Adopted-Site-Specific-Policies-Local-Plan-11-July-2014-with-front-cover.pdf)

TSA1 – Carey's Meadow

- 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)

DP13 – Bank Protection

DP28 - Amenity

## **6 Assessment**

- 6.1 The main issues to consider in the determination of this application are the principle of the development, impact on landscape, ecology and amenity.
- 6.2 In terms of the principle of the development, both the NPPF and the local planning policies are supportive of encouraging the use of local community and visitor facilities and services. Local planning policies encourage the conservation and enhancement of Cary's Meadow for its contributions to the landscape, its wildlife and openness, and the amenity of visitors and local residents. As the provision of angling platforms and bank protection would help encourage the use of visitor facilities and enhance the landscape the development is considered acceptable in principle.
- 6.3 In terms of impact on the landscape and character of the area, the site is a popular location for angling, and the proposed development would provide appropriate angling facilities whilst also enhancing the river bank and protecting against further erosion. It is therefore considered that there would be a positive impact on the landscape of the area.
- 6.4 In terms of ecology, at the application site the river bank is heavily eroded and devoid of riparian plants, which provide food and shelter for water voles. Some areas of scrub/ bramble are present on the river bank; these may be used by breeding birds. It is considered that the riparian planting along the

eroded river bank will improve the habitat for species such as water vole and fish using the channel.

- 6.5 The application site is already a popular angling spot, and the proposed development provides platforms for the anglers, to protect the river bank from erosion. Given the existing natural screening between the proposed development and the neighbouring properties; 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.
- 6.6 In response to the representations received, the angling platforms are considered to be sufficiently screened from the neighbouring properties to the west by an existing large tree. The concerns regarding the possible risks from fishing paraphernalia are not a material planning consideration.

## **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 landscape, ecology or amenity.

## **8 Recommendation**

- 8.1 Approve subject to the following conditions:

- (i) Time limit
- (ii) In accordance with submitted plans
- (iii) Landscaping scheme to be submitted
- (iv) Should any new plant die within five years it shall be replaced
- (v) Timing of the Works (Outside Bird Breeding/Nesting Season – with flexibility if site is checked

## **9 Reason 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, DP13, DP27, DP28 and TSA1.

Background papers: BA/2015/0087/FUL

Author: George Papworth  
Date of Report: 14 April 2015

List of Appendices: APPENDIX 1 - Location Plan

## APPENDIX 1

### BA/2015/0087/FUL - Riverbank Of River Yare, Carys Meadow, Thorpe St Andrew

Provision of 2 x angling platforms, bank erosion and landscaping

