

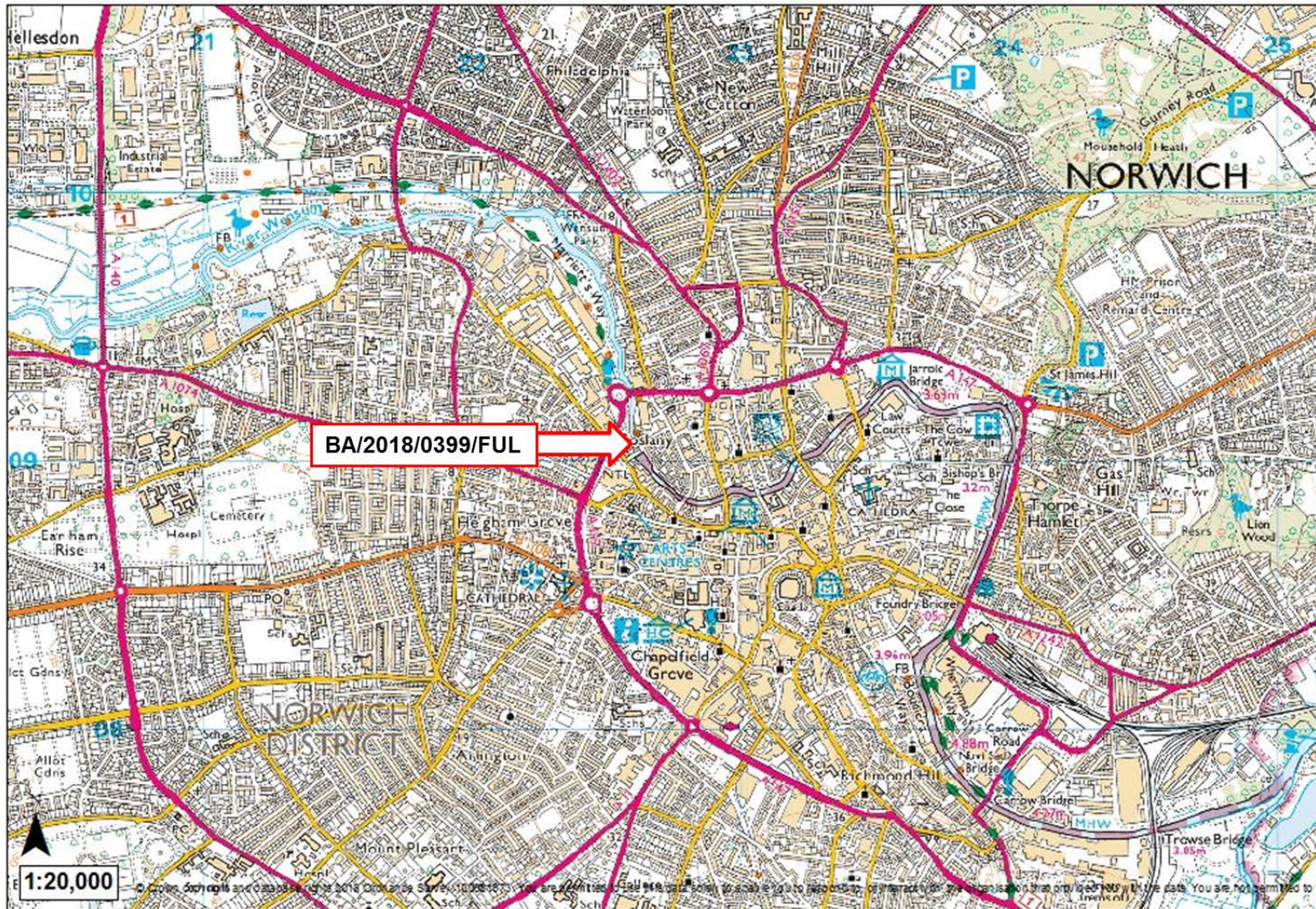
Reference:

BA/2018/0399/FUL

Location:

Adjacent the Moorings, New Mills Yard, Norwich,
NR3 3AH

BA/2018/0399/FUL Adjacent the Moorings, New Mills Yard, Norwich



Application for Determination

Parish	Norwich City		
Reference	BA/2018/0399/FUL	Target date	07 December 2018
Location	Adjacent the Moorings, New Mills Yard, Norwich, NR3 3AH		
Proposal	Install canoe launch pontoon.		
Applicant	Mr Mark King		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	Application submitted by the Broads Authority		

1 Description of Site and Proposals

- 1.1 The application site is situated on the River Wensum to the south-east of New Mills Yard in Norwich. New Mills itself is the location of a pumphouse and weir at the end of navigation and forms the westernmost boundary of the Broads area. The application site is adjacent to Riverside Walk, which is a public street in front of a row of modern town houses. Access to the site is via a concrete staircase on Riverside Walk that leads down to the River Wensum.
- 1.2 The proposal is to install a canoe launch pontoon parallel to the staircase on the River Wensum. The pontoon would measure 5m long x 1.5m wide and would be piled into the riverbed with steel piles and would consist of a plastic non-slip deck.
- 1.3 The pontoon is to encourage the use of canoes on the River Wensum in accordance with the River Wensum Strategy.

2 Site History

No site history.

3 Consultation

Landscape Officer - The proposal to locate a canoe launch pontoon will have little impact on the bank treatment and existing character of this section of the river. No objection to the installation of the pontoon.

Broads Authority Ecology - No objection

Norwich City Council - No objection. This proposal is listed as a project within the River Wensum Strategy and we would like to express support for the delivery of this project. One issue which we would like to ensure is adequately considered as part of this planning application is maintenance. It should be made plainly clear at this stage who is responsible for the ongoing maintenance of this piece of infrastructure.

4 Representations

One letter of objection from a neighbour objecting on grounds of anti-social behaviour, noise and littering resulting from the installation of a pontoon in the area.

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.

[NPPF](#)

[Core Strategy Policy \(2007\)](#)

CS1 – Landscape Protection and Enhancement

[Development Management DPD \(2011\)](#)

DP4 – Design

DP12 – Access to Water

DP28 – Amenity

Neighbourhood Plans

There is no adopted neighbourhood plan in force for the area for the application site

6 Assessment

- 6.1 The application is for the installation of a canoe launch pontoon on the water's edge at the bottom of the concrete staircase on Riverside Walk at New Mills Yard.
- 6.2 In terms of the assessment, the main issues to be taken into consideration are the principle of development, the design of the pontoon, the impact on neighbouring amenity and the impact on navigation.
- 6.3 In terms of the principle of development, the proposal is a partnership project between the Broads Authority and Norwich City Council and is listed as a

project within the River Wensum Strategy. The purpose of the proposal is to encourage the use of canoes on the River Wensum and would improve public access to the water which is to be welcomed. There is no objection to the principle of development.

- 6.4 In terms of the design, the proposed pontoon is a standard style of pontoon and is supported on steel piles with a plastic decking. In certain locations these materials would be resisted, particularly the plastic, however the area around Mills Yard is urban with a mixed palette of materials and the pontoon is located at the water level adjacent to the concrete steps. It is considered that in this location the materials are appropriate for the function of the pontoon.
- 6.5 In terms of the impact on neighbouring amenity, the proposed pontoon would itself have little impact on either the bank of the river or the neighbouring properties. It is noted that an objection has been received on grounds of potential nuisance from noise and anti-social behaviour, however whilst the concerns are recognised, this is not a planning matter and the management of such activities would be the responsibility of the Police and Norwich City Council. It is also noted that this is a city centre location where there is already a high level of public activity. Furthermore, the applicant has proposed the installation of appropriate signage reading “New Mills Canoe Portage – This portage facility is for use by non-commercial canoes only” to seek to discourage inappropriate use. It is therefore considered the proposed development would have no adverse impact on neighbouring amenity.
- 6.6 The consultation response from Norwich City Council requested that the arrangements for the maintenance of the pontoon were considered as part of this application, so that the liability is clear. The applicant has confirmed that the structure would be maintained by the Broads Authority and this can be secured by planning condition.
- 6.7 The installation of a pontoon here as proposed will result in a reduction of the width of the river channel by a minimum of 1.5m, this being the width of the pontoon; when vessels are moored to the pontoon the reduction will be greater for the duration of that operation. New Mills is at the end of the Broads navigation, where passage upstream is obstructed by the pumping station and weir, and the river widens into a pool. Access by vessels is limited due to a number of low bridges through Norwich, and hire vessels are not in any case permitted beyond Bishop Bridge, so the river is in fact little used here. The width of the river here is around 26m so it is not considered that the installation and use of a pontoon will have an adverse impact on the navigation.

7 Conclusion

- 7.1 The proposed installation of a canoe launch pontoon would encourage the use of canoes on the River Wensum, which is to be welcomed, as well as achieving an aim set out in the River Wensum Strategy. The pontoon is considered to be of appropriate design for the area and it would not result in unacceptable impact on residential amenity. The proposed development would also satisfy the requirements of DP12 Access to Water. Consequently

the application is considered to be acceptable with regards to Policies DP4, DP12 and DP28 of the Development Plan Document.

8 Recommendation

Approve, subject to conditions:

- (i) Time limit.
- (ii) In accordance with approved plans and supporting documents.
- (iii) Maintenance of structure by Broads Authority

9 Reason for recommendation

9.1 The proposal is considered to be in accordance with Policies DP4, DP12 and DP28 of the Development Plan Document (2011), and the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

List of Appendices: Appendix A – Location Plan
Background papers: BA/2018/0399/FUL

Author: Calum Pollock
Date of Report: 22 November 2018

