

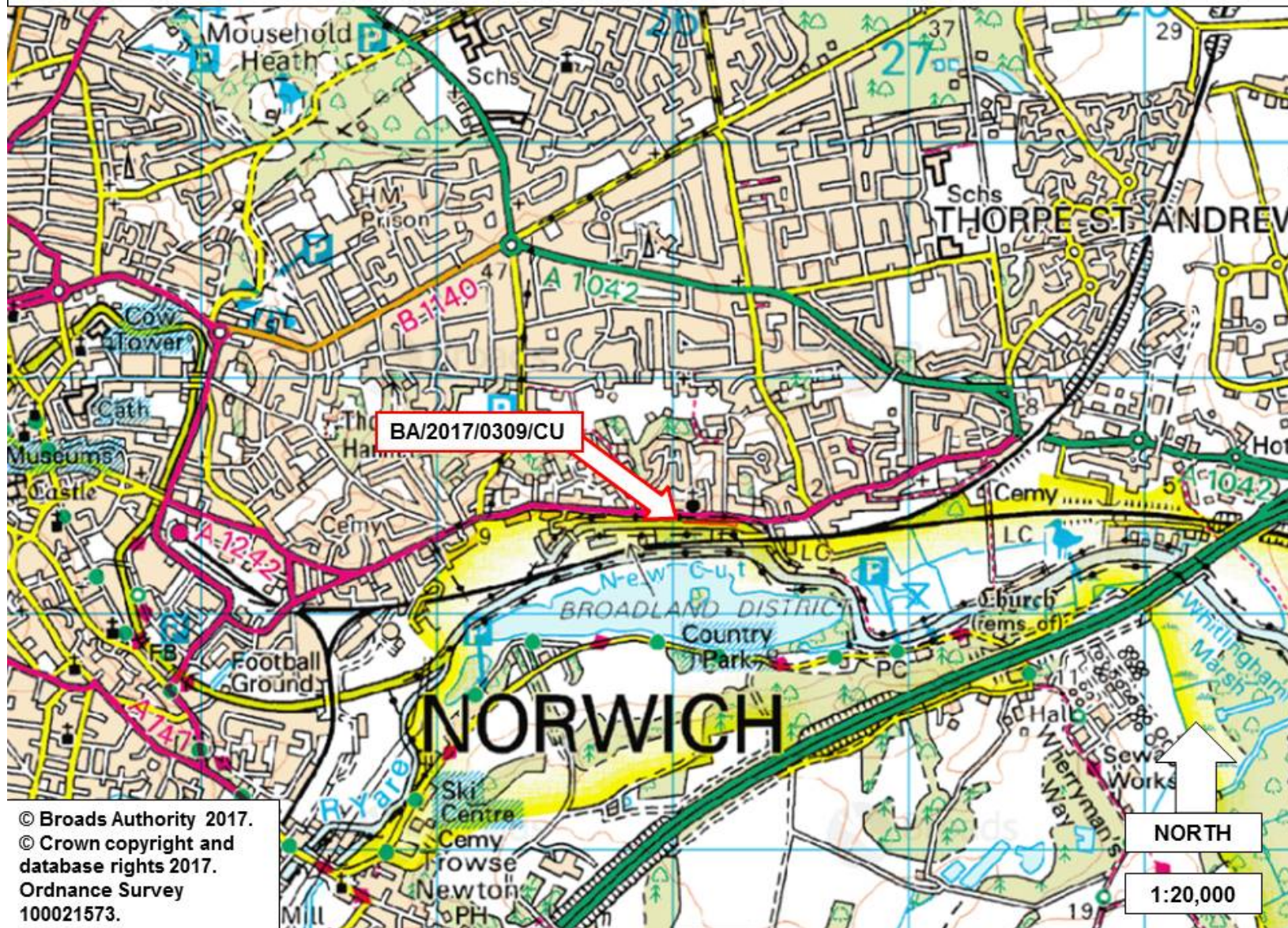
Reference:

BA/2017/0309/CU

Location

Thorpe River Green, Yarmouth Road, Thorpe St
Andrew

BA/2017/0309/CU - River Green, Thorpe St Andrew



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Ordnance Survey
100021573.

NORTH
1:20,000

Application for Determination
Report by Planning Officer

Target Date	13 November 2017
Parish:	Thorpe St Andrew Town Council
Reference:	BA/2017/0309/CU
Location:	Thorpe River Green, Yarmouth Road, Norwich
Proposal:	Change of Use to Mixed Use Moorings
Applicant:	Thorpe St Andrew Town Council
Recommendation:	Approve Subject to Conditions
Reason for referral to Committee:	Representations Received

1 Description of Site and Proposals

- 1.1 The site of this application is Thorpe River Green, which is situated in Thorpe St Andrew. The Green adjoins Yarmouth Road to the south and has a 218m frontage along the River Yare. It is situated opposite Thorpe Island. Access to this stretch of the River Yare is constrained by the railway bridges at either end of Thorpe Island.
- 1.2 Thorpe River Green is used as an area of green open space and contains the war memorial and a number of paths and benches for quiet recreation. There are currently a number of mooring posts along the river frontage of the Green and safety chains and ladders have already been added along this length to be used in association with the moorings.
- 1.3 Thorpe River Green forms part of the Thorpe St Andrew Conservation Area.
- 1.4 Planning permission is being sought by the Town Council to divide up the existing moorings along the river frontage for different purposes. The 43m at the eastern end of the Green, closest to the public toilets and including the

ferry crossing point from Thorpe Island, would be designated for commercial moorings. The 75m in the central area would be designated as short stay moorings and the 100m situated at the western end of the Green would be for private lease. The private mooring agreements would restrict car parking within 1 mile of the River Green, except in Town Council owned car parks. At least 6 car parking spaces have been made available by the Town Council for this usage. All moorings would be alongside moorings and not stern on moorings.

2 Site History

- 2.1 BA/1996/4458/HISTAP - Non-illuminated information board – Approved subject to Conditions.

BA/2009/0242/FUL - Landscape works to include footpath and new street furniture with bus shelter and flag pole - Approved subject to Conditions.

BA/2010/0376/NONMAT - Application to move the position of flag pole 6 metres west of original position set out in PP - BA/2009/0242/FUL – Approved

BA/2012/0257/FUL - Erection of a Diamond Jubilee Milestone - Approved subject to Conditions.

BA/2013/0352/FUL - Proposed illumination trees along River Green - Approved subject to Conditions.

3 Consultations

3.1 Consultations received

3.1.1 Navigation Committee

The application was taken before the Authority's Navigation Committee on 19 October 2017 for consideration.

The Committee resolved to support the application with the condition that there is no stern on mooring or double mooring and that the private moorings are not used as residential moorings.

3.2 Representations received

- 3.2.1 A total of 16 Representations on this application have been received. One of the Representations received was withdrawn once additional clarification on the use of the proposed commercial/short stay moorings was provided.

- 3.2.2 The majority of the remaining 15 Representations all support the creation of the commercial moorings, as they would support local businesses with the increase in tourist numbers and provide access from Thorpe Island, and have no problem with the short stay moorings, but object to the proposed creation of the private moorings. The reasons for objecting in general can be summarised as follows:

- The mooring of privately owned boats would restrict the navigable width of the river.
- The private moorings would detract from the recreational potential of Thorpe River Green.
- Privately moored boats would obstruct views of the river from Thorpe River Green.
- Fishermen and other visitors would have no access to the river.
- The provision of private moorings would not serve the needs of the local community.
- The creation of private moorings would reduce the length of short stay moorings available.
- Businesses such as day boat hire and canoe hire businesses would not be able to access the moorings.
- The reduction in the number of visitors being able to access the moorings would have a knock on adverse effect on trade for pubs and cafes in the vicinity of River Green.
- Safety issue of people falling between the piling and the moored boats and not being able to get out of the river.

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](#)

4.1.1 Core Strategy

[Core Strategy Adopted September 2007 pdf](#)

CS1 Landscape Protection and Enhancement

CS3 The Navigation

CS5 Historic and Cultural Environments

CS10 Sustainable Tourism

CS14 Water Space Management

CS17 Access and Transportation

4.1.2 Development Management Policies DPD

[Development-Plan-document](#)

DP12 Access to the Water

DP16 Moorings

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.

4.2.1 Development Management Policies DPD

DP5 Historic Environment

4.3 Neighbourhood Plan

There is no Neighbourhood Plan relevant to this application.

5 Assessment

- 5.1 In assessing this application the main matters to be taken into consideration are: the principle of the development; impact on navigation; impact on the Conservation Area.
- 5.2 The riverside frontage of Thorpe River Green has historically been used for mooring since 1921. More recently it has been used by the Broads Authority to provide 24hr visitor moorings. Following the Broads Authority's decision last year to end the lease on these moorings the moorings have reverted back to Thorpe Town Council. The decision has been taken by the Town Council to divide the mooring provision up into different use zones to meet different demands.
- 5.3 The commercial moorings would be used by a day boat hire business, which has entered into a formal agreement with the Town Council for exclusive use of this stretch of the moorings. These moorings would also be used by residents of Thorpe Island as the crossing point from the Island. The visitor moorings to be provided could be used by customers of the local day boat and canoe hire businesses (amongst others) and also by holiday boat hire users, as was the case when the Broads Authority leased the moorings. The private moorings to be created are necessary to provide an income stream to cover the ongoing costs of providing the complete length of moorings.
- 5.4 Whilst the majority of the Representations to the proposed development object to the designation of a length of the moorings as private moorings, it is considered that the overall combination of mooring types is reasonable, it will meet the needs of both commercial and private boat users and provide an income to cover the upkeep of the moorings. Some of the Representations received also state that by having moorings along the entire frontage of River Green it will prevent access to the river and obscure views of the river from Thorpe River Green and therefore have a detrimental effect on the general enjoyment of this amenity space. However the river frontage of Thorpe River Green has been used for mooring for many years and there would be views through to the river when the moorings are not in use, as currently. This current proposal is not altering this situation but is just defining the way in which the moorings are used.
- 5.5 It is therefore considered that this proposal is acceptable in principle and that the scheme is in accordance with Policies CS14 of the Core Strategy and DP12 and DP16 of the Development Management Policies DPD.
- 5.6 In terms of any impact this proposal would have on the navigation of this stretch of the river, it is considered that there would be no adverse effect

arising from this proposal. The moorings are already in existence. The boats would continue to be moored adjacent to the bank, with no introduction of pontoons, and the boats would all be moored alongside. Stern on mooring would not be permitted. This can be covered by condition. All the safety features usually required to be provided at moorings, including safety chains and ladders are already in place here. It is therefore considered that this proposal is in accordance with Policies CS 3 of the Core Strategy and DP12 of the Development Management Policies DPD.

- 5.7 The stretch of river bank, subject of this application, is situated within Thorpe St Andrew Conservation Area. A number of Representations received object to the scheme on the basis that the mooring of boats in this location would have an adverse visual impact on Thorpe River Green. However mooring of boats has taken place along the river frontage of Thorpe River Green for many, many years and this activity is integral to the character of this Conservation Area. It is therefore considered that this proposal is fully in accordance with Policies CS 5 of the Core Strategy and DP5 of the Development Management Policies DPD.

6 Conclusion

- 6.1 In conclusion it is considered that the use of the existing moorings along the river frontage of Thorpe River Green in the way proposed by the Town Council is acceptable. The various uses of the moorings are acceptable in principle and the activity would not have an adverse effect on either the navigation of this stretch of the river or of the character of the Conservation Area. The proposal is therefore considered to be in accordance with the relevant Development Plan Policies and the NPPF.

7 Recommendation

Approve subject to the following conditions:

- Time limit for commencement
- In accordance with submitted plans and supporting documents.
- No stern on mooring or double mooring to be permitted.
- No residential mooring to take place.

8 Reason for Recommendation

In the opinion of the Local Planning Authority the proposal is in accordance with Policies CS1 Landscape Protection and Enhancement, CS3 The Navigation, CS5 Historic and Cultural Environments, CS10 Sustainable Tourism, CS14 Water Space Management and CS17 Access and Transportation of the Core Strategy, Policies DP5 Historic Environment, DP12 Access to the Water and DP16 Moorings of the Development Management Policies DPD and the NPPF.

Background papers: BA/2017/0309/CU
Author: Alison Cornish
Date of report: 20 October 2017
Appendices: Appendix 1 – Map

APPENDIX 1

BA/2017/0309/CU - River Green, Thorpe St Andrew

