

Application for Determination

Parish	Burgh St Peter		
Reference	BA/2012/0041/FUL	Target date	10.04.2012
Location	Waveney Inn and River Centre, Staithe Road, Burgh St Peter, Beccles		
Proposal	Installation of 2 mooring posts		
Applicant	James Knights		
Recommendation	Approve subject to conditions		
Reason referred to Committee	Applicant is a member of the navigation committee		

1 Description of Site and Proposals

- 1.1 The application site is situated in a fairly remote and rural location within the valley of the River Waveney, by Burgh St Peter. Waveney Inn and River Centre is a holiday complex consisting of a boatyard, holiday accommodation, camping and caravan park, public house and associated facilities. Holiday-hire boats and private boats moor up at the centre as well as day boats and the site operates a hire fleet.
- 1.2 A public footpath which connects to the Angles Way (450m upstream) runs up to the river's edge on the bank opposite the Waveney River Centre. Historically, a passenger ferry service brought people from the footpath across the river onto the bank where the Waveney River Centre is located. The ferry operated from the early 20th Century until 1950 when the use was abandoned.
- 1.3 The applicant seeks to run a ferry service once more and the proposal is for the erection of two timber mooring posts within an existing cut by the bank opposite the Waveney River Centre. The mooring posts would be used to secure the ferry and will allow passengers to safely disembark onto the public footpath on Peto's Marsh and stop the ferry from being moved by the tides or wind by creating a 'pen'. The posts are proposed to be constructed from timber, protrude from the water by approximately 1.2m, and to be spaced 3m apart.
- 1.4 It is important to note that this application is for the operational development comprising the installation of the posts only.

2 Site History

None.

3 Consultation

Broads Society - Restoration of the ferry service is an excellent project, re-opening the footpath link. It is to be regretted that the landowner on the Carlton Marshes side will not permit a replacement landing stage to be constructed. Reinstatement of the original quay heading would have been preferable but the mooring posts will provide a satisfactory alternative.

Parish Council - response awaited.

District Member- response awaited.

Suffolk County Council - response awaited.

Suffolk Wildlife Trust - The site lies within the River Waveney County Wildlife Site. However, based on the available information, this proposal does not appear likely to have any impact upon the County Wildlife Site. Nor does it appear to have any impact upon any UK protected species or designated habitat or priority Suffolk Biodiversity Action Plan habitats or species.

4 Representation

None.

5 Policies

5.1 Core Strategy (Adopted 2007)

[Core Strategy \(Adopted Sept 2007\).pdf](#)

Policy CS1- Landscape.

5.2 Development Management Policies DPD (Adopted 2012)

[DMP DPD - Adoption version.pdf](#)

Policy DP1- Natural Environment

Policy DP4- Design

Policy DP12- Access to the water

Policy DP16- Moorings

Policy DP27- Visitor and Community Facilities and Services.

6 Assessment

- 6.1 The main issues to consider in the determination of this application are the principle of the development, impact on the character of the area and impact on navigation.

- 6.2 It is considered that the installation of the mooring posts will facilitate the development of a ferry service and therefore help improve pedestrian access across the Broads. This is in accordance with Development Management Policies and is supported.
- 6.3 Mooring posts are characteristic of the area and given their scale are considered to have a negligible impact on the wider landscape. Timber is a traditional material used for waterside infrastructure and is therefore considered appropriate.
- 6.4 The posts are proposed to be installed within an existing cut and not within the main navigational channel. It is therefore considered that there will be no adverse impacts on navigational safety.

7 Conclusion

- 7.1 The development is considered to aid improved access across the Broads and improve an existing visitor facility which is welcomed. The impact on the surrounding landscape is considered negligible and the posts are considered in character with the waterside infrastructure which exists within the immediate vicinity. It is not considered that the proposal will have an adverse impact on navigational safety or neighbouring amenity.

8 Recommendation

Approve subject to the following conditions:

- Time limit.
- In accordance with plans.

9 Reasons for Recommendation

- 9.1 The development is considered in accordance with development plan policy and in particular considered in accordance with Policy CS1 of the Core Strategy (Adopted 2007) and policies DP1, DP4, DP12, DP16 and DP27 of the Development Management Policies DPD (Adopted 2011).

Background papers: BA/2012/0041/FUL

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List of Appendices: APPENDIX 1: Site Location Plan

APPENDIX 1

BA/2012/0041/FUL - Waveney Inn And River Centre, Staithe Road, Burgh St Peter
Installation of 2 mooring posts

