

Application for Determination

Parish Stokesby

Reference: BA/2012/0045/FUL **Target Date:** 03.04.2012

Location: Stokesby Floodwall, Ferry Lane, Stokesby With Herringby

Proposal: Installation of three bollards to protect from damage by vehicles

Applicant: Environment Agency

Reason for referral: Objection from Parish Council

Recommendation: Approve with conditions

1 Description of Site and Proposals

- 1.1 The application site is a small area of land immediately north of the flood wall situated at the end of Ferry Lane in Stokesby.
- 1.2 Ferry Lane is a dead end road which terminates in the flood wall that separates the land from the River Yare. The Ferry Inn public house is immediately east of the application site and there are a number of dwellings to the west which face the river. At the flood wall Ferry Lane joins with a gravel road which serves these properties and also gives access to the village green. The gravel road runs at right angles to Ferry Lane and the proposal is to install three bollards at this junction to protect the flood wall from damage by traffic.
- 1.3 The bollards would be sited approximately 30cm in front of the wall and would protrude approximately 45cm from the ground to finish in line with the top of the flood wall. The bollards would be square timber posts with a reflective red strip inset at the top of the post.

2 Site History

None.

3 Consultation

Stokesby Parish Council – Strongly object, they would be totally out of keeping with the area.

Broads Society – No objection.

Highways – No objection.

District Councillor – No response received.

4 Representations

None.

5 Policy

5.1 Development Management Policies (Adopted 2011)

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

DP4 – Design.

6 Assessment

- 6.1 The proposal here is for the installation of three timber bollards to prevent vehicles damaging a section of the flood wall at Stokesby. The wall has been damaged in the past,
- 6.2 In terms of planning policy, the principle consideration in this application is the design and appearance of the proposed bollards. Whilst the village of Stokesby is not a designated Conservation Area, it is an attractive riverside village and the application site lies at the centre of the village, close to the river and the village green.
- 6.3 The original application proposed the installation of three concrete bollards. A letter of objection was received from a local resident on the grounds that the proposed bollards had a municipal appearance and would appear incongruous in the rural village setting of Stokesby. These concerns were shared by the Local Planning Authority and the applicant was asked to consider the use of a timber bollard. The applicant duly submitted an amended proposal specifying timber bollards. In response, the objection to the proposal from the local resident was withdrawn.
- 6.4 It is considered that the timber bollards now proposed are of an appropriate size to perform the function of protecting the wall, are appropriately located so as to offer protection but not intrude on use of either Ferry Lane or the adjoining unfinished road and are of a material and design appropriate to the village setting of Stokesby.
- 6.5 It is notable that there are a number of other fence posts, bollards and barriers in the vicinity of the application site all of which are constructed of timber and are of a similar size and section to the bollards proposed in this application. Having regards to this and the importance of protecting the flood wall at what is considered to be a vulnerable point, it is concluded that the proposed development is appropriately designed and would integrate effectively with its surroundings. Consequently, the recommendation here is for approval subject to conditions.

7 Conclusions

- 7.1 This application seeks consent for the installation of three timber bollards to protect a vulnerable section of the flood wall in the village of Stokesby. The Parish Council object to the proposal on the grounds that the development would be inappropriate for the area.
- 7.2 Having regards to the small scale of the proposal, the appropriate siting of the proposed bollards and the specification of timber bollards to match those used in the vicinity of the application, it is considered that the proposal is in accordance with policy DP4 of the adopted DM DPD.

8 Recommendation

Approve subject to conditions:

- Time limit.
- In accordance with approved plans.

9 Reasons for Approval

- 9.1 The development proposed is considered to be of a high design quality and would integrate effectively with its surroundings. Consequently the proposal is considered to be in accordance with policy DP4 of the adopted Broads Development Management DPD and there are not considered to be any material considerations which could justify the refusal of the application.

Background Papers: BA/2012/0045/FUL

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Date of report: 15 March 2012

Appendices: APPENDIX 1 – Location Plan

APPENDIX 1

BA/2012/0045/FUL - Stokesby Floodwall, Ferry Lane, Stokesby With Herringby
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