

Application for Determination

Parish	Stalham Parish Council
Reference	BA/2012/0239/FUL Target date 24 September 2012
Location	The Vintage Boat Company, Wayford Road, Wayford Bridge, Smallburgh
Proposal	Proposed new holiday unit, boat shed and moorings
Applicant	The Vintage Boat Company
Recommendation	Approve subject to conditions
Reason for referral to Committee	Objections received

1 Description of Site and Proposals

- 1.1 The application site is The Vintage Boat Company, Wayford Bridge, Smallburgh. The site is located on the northern bank of the River Ant, to the east of the A1151 road bridge. The site covers approximately 0.4 hectares and comprises of moorings along the riverbank and within mooring cuts, a large dry boatshed with planning permission to be replaced and extended (BA/2011/0072/FUL), two completed holiday cottages and associated parking, toilet and office facilities. A mooring dyke runs to the west of the boatshed and two small mooring cuts extend westwards from this into an open grassed area. The moorings on site are predominantly private with a number for overnight visitors. The site is bound by the river to the south, road to the west and mooring cut to the east. To the immediate southwest, adjacent to the bridge there are Broads Authority 24 hour moorings. Access is via an unmade private access road from the A1151. The flood risk zones vary across the site from 3b nearest the river to zone 1 to the north.
- 1.2 An existing pair of two storey holiday cottages sit in the northwest corner of the site and foundations for a third cottage, approved under the same permission, have been laid at the southeast corner of the river frontage (BA/2000/2377/HISTAP). Permission was granted in 2011 (BA/2011/0072/FUL) for a further two storey holiday cottage adjacent to the northern site boundary and this has not been implemented to date. The bank edges are all quayheaded in timber and the 2011 permission also included an extension to the existing mooring basin.

- 1.3 To the northwest is a dwelling, Wayford Lodge, within the applicant's ownership and to the north of that is a former maltings building in mixed residential and commercial use. To the southeast is a larger boatyard. There are also holiday cottages, moorings and a boatyard on the opposite bank. This is a relatively quiet stretch of river at the northern end of the system with a strong rural character. The Wayford Bridge Hotel public house and a number of holiday units lie immediately to the west of the road and can be accessed on foot by a path under the road bridge. The main settlement of Smallburgh is approximately 1.5 kilometres to the west and the town of Stalham is 2 kilometres to the northeast.
- 1.4 The application proposes the erection of a new holiday unit, boatshed and moorings and relates to the western part of the site bound by the road to the west and dyke along the side of the boatsheds to the east.
- 1.5 The holiday cottage would be sited towards the southwest corner of the site, 40 metres south of the applicant's dwelling within an open lawned area that is currently unused. The cottage would be one and a half storeys in height, 'L' shaped in layout and would provide two bedrooms with spacious living accommodation. Its footprint would measure 9.6 metres by 14 metres at the longest points. The floor level would be raised and a ramped access and raised deck would be provided. The design features an eyebrow dormer and crook frame detail and the proposed materials are black pantiles, white render, black timber detailing and white timber windows. Parking and access are proposed to be shared with the existing dwelling.
- 1.6 The existing narrow mooring dyke that extends to the north site boundary immediately to the west of the boatshed is proposed to be extended westwards to create additional moorings. Two moorings would be for the applicants use, six would be private moorings and six overnight visitor moorings. Electric hook ups and water would be provided and a path would connect with the existing pedestrian access under the bridge to the Wayford Bridge Hotel. A pontoon ferry is proposed to provide pedestrian access across the northern end of the dyke, which would measure 12 metres wide at this point, from the existing boatyard to the new moorings. New timber quayheading would be provided to the moorings.
- 1.7 Adjacent to the southern boundary a wet boatshed accessed from the extended dyke is proposed. This would measure 7 metres by 12 metres with low eaves at 1.1 metres above ground level and a ridge at 4.4 metres. The gable ends and side elevations would be timber clad but the ends would otherwise be open. The roof is proposed to have a black corrugated steel finish and would provide cover for two moored boats.

2 Site History

In 2000 permission was granted for alterations and replacement of workshop, erection of three holiday dwellings and one reception office with toilet / shower accommodation including drainage works (BA/2000/2377/HISTAP). This has been partly implemented and is partly superseded by the 2011 permission.

Planning permission was granted in 2003 for the retention of toilets on site (BA/2003/1511/HISTAP) and also replacement quayheading (BA/2003/1491/HISTAP).

In 2004 planning permission was granted for the erection of a reception/office/toilet building (BA/2004/1427/HISTAP) and subsequently for replacement quayheading (BA/2004/1427/HISTAP).

In 2011, planning permission was granted for a new holiday cottage, amendment to approved boat shed extension to form reception and toilets with replacement of existing boat shed workshop and re-alignment of quay heading to form new moorings (BA/2011/0072/FUL).

3 Consultation

Broads Society – No objections in principle to the erection of a new holiday unit, boatshed and moorings on this site. We wish to lodge an objection for the following reasons: consider that the proposed new boatshed is too close to the public moorings and suggest a more appropriate position should be considered; and, do not believe design is traditional Norfolk architecture and would prefer the building to have a simpler and less 'fussy' character more in keeping with the local area.

Stalham Town Council – No comments.

District Member – This application can be determined by the Head of Development.

Environment Agency – No objection, recommended conditions.

Internal Drainage Board – No comments.

Highways Authority – Access to Wayford Lodge does not comply with visibility criteria. Taking into account scale of development and subject to restriction to holiday use only, use of the existing access is better than creation of additional access. Existing unused access to south should be removed and access to Wayford Lodge widened. Recommended conditions.

4 Representations

- 4.1 One representation received from adjoining landowner advising use of their privately owned access for this development would not be permitted.

5 Policies

5.1 Broads Core Strategy adopted September 2007

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

CS1 – Landscape
CS9 – Sustainable Tourism
CS11 – Sustainable Tourism
CS18 – Rural Sustainability
CS22 – Economy.

5.2 Development Management Policies DPD adopted November 2011

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

DP4 – Design
DP11 – Access on Land
DP13 – Bank Protection
DP14 – General Location of Sustainable Tourism and Recreation
Development
DP15 – Holiday Accommodation – New Provision and Retention
DP16 – Moorings
DP20 – Development on Waterside Sites in Commercial Use, including
Boatyards
DP28 – Amenity.

6 Assessment

- 6.1 The application proposes the expansion of moorings and holiday accommodation provision at an existing boatyard. Additional moorings and holiday accommodation have recently been permitted as part of a comprehensive scheme for the existing developed area and this proposal can be seen as an extension of that. In principle, local and national planning policies allow new development to support the continued operation of rural business, such as boatyards, however the scheme and its individual elements need to be assessed in detail.
- 6.2 In accordance with the criteria of Policies DP14 and DP20, this existing boatyard is an appropriate location for new holiday accommodation. Under the existing planning permissions, a total of four cottages can be built, although only two of these are completed at present. An additional cottage, bringing the total to five, is not considered unacceptable although it is recognised that any further holiday development may begin to move the focus away from the boatyard activities. In accordance with Policy DP15, the accommodation should be restricted to holiday use only by condition. The siting of the cottage would be in flood risk zone 1 in accordance with the National Planning Policy Framework in respect of flood risk.
- 6.3 In terms of siting, the cottage, boatyard and moorings would all extend the activities further to the west, however this area is currently undeveloped and bound by the road to the west, dwelling to the north and public

moorings to the south. It is a discrete area and would not extend the boatyard into open countryside and the proposed uses are consistent with those in the immediate surrounding area. The location of the cottage towards the corner of this area is considered to provide an appropriate relationship with the existing dwelling and site boundaries and existing vegetation between the site and Broads Authority moorings would screen it from direct views from the river.

- 6.4 In terms of design, the cottage would be traditional in form although the proposed cruck frame design is not strongly vernacular. The eyebrow dormer would relate to the design of Wayford Lodge and in principle timber framing or detailing is acceptable and the execution of this should be subject to a condition if permission is granted. The scale is similar to that of the approved cottages and it is understood that the proposed provision of large living facilities with only two bedrooms is to meet demand for it to be used in conjunction with the existing cottages. The site is capable of accommodating a building of this size and there is therefore no objection to the proposed scale.
- 6.5 A timber shingle may be a more appropriate roofing material than the proposed black pantiles and should permission be granted, it would be necessary to agree materials for the cottage by condition. Boundary fences and retained landscaping are indicated on the proposed site plan, however it is considered necessary to agree these details as part of a landscaping scheme for the site and remove permitted development rights for any further means of enclosure to protect the open character.
- 6.6 The additional moorings would extend the existing mooring use and provide additional overnight moorings downstream of Wayford Bridge which large boats cannot pass under. There is an existing pedestrian link under the bridge to the hotel and the proposed visitor moorings would improve access to this for waterborne visitors. Policy DP16 requires a proportion of new moorings to be for visitors and the proposal exceeds the policy requirement of 10 per cent and would be well located in relation to visitor facilities, including local boatyard services. The scale and layout of the moorings are considered acceptable and it is not considered that the proposal would adversely affect navigation. Timber quayheading to the new moorings is also considered appropriate, although details of any proposed pontoons shall be required by condition. A significant amount of spoil would be created and is proposed to be removed from the site.
- 6.7 Concern has been raised about the proximity of the proposed boatshed to the existing public moorings on the river. An existing fence and vegetation provide physical and visual barriers between the two and there is not considered to be any adverse impact on navigation. The boatshed would be large, but its scale would be mitigated by the low roof form and open ends. The proposed materials would match those of the approved replacement dry boatsheds and are considered appropriate.

- 6.8 The new moorings would be accessed via the existing drive from the A1151. This drive is not in the applicant's ownership and any arrangements to use it are a private matter and not a material planning consideration. There is no highway objection to using this access. Once within the site, visitors using the moorings would cross the dyke on the proposed pontoon ferry, to which there is no objection.
- 6.9 Visitors to the holiday cottage would access the site through Wayford Lodge and share the existing parking area. Whilst the visibility at this access does not fully comply with the relevant standards, sharing this access rather than creating a new one is considered to be preferable and subject to a holiday occupation restriction and the removal of a second unused entrance, the Highways Authority are satisfied the development would not be unacceptable.
- 6.10 In terms of amenity, the cottage and moorings would create additional activity on site, but these activities are considered to be located a sufficient distance from any neighbouring uses, including the applicant's dwelling, to mitigate any unacceptable impacts on amenities.
- 6.11 The site is in proximity to two pill boxes which are non-designated heritage assets identified on the Norfolk Historic Environment Record: one by the former maltings building and one on the opposite river bank. It is not considered that these heritage assets or their setting would be affected by the proposal.
- 6.12 There are existing permissions on this site, including for two other holiday cottages, which have not been fully implemented yet. The applicant has provided a phasing schedule showing how the site as a whole would be developed and this would prioritise the previously approved work to the moorings and replacement of temporary toilet, shower and office facilities with permanent solutions. The cottage on the river frontage would be the first to be completed, followed by that proposed in this application and the approved cottage to the north of the site. It is therefore considered that the site will be developed comprehensively, prioritising provision of more attractive and permanent visitor facilities and concentrating the initial phases on the existing area of the boatyard. It is noted that the existing accommodation has a five star tourist board rating and the applicant is seeking to maintain and continue this.

7 Conclusion

- 7.1 The application seeks to expand the existing moorings and holiday accommodation provision at an established boatyard and this is considered an appropriate location for such activities. The siting, scale, form, design and materials of the proposed cottage and boatshed are considered to be acceptable, subject to agreement on the detailed design and materials of the cottage. The cottage would be appropriately located in terms of flood risk and, subject to conditions, the access arrangements are considered to be

appropriate. Visitor moorings would be provided and the existing private moorings increased without adversely affecting the navigation.

8 Recommendation

8.1 Approve subject to conditions:

- Standard time limit.
- In accordance with submitted plans.
- Timber detailing to be agreed.
- Materials to be agreed.
- Landscaping scheme to be agreed.
- Pontoon siting and design to be agreed.
- Flood response plan.
- Flood resilient construction to be agreed.
- Minimum finished floor level of 1.97m AOD.
- Existing access closed and verge reinstated.
- Any gates to be hung inwards and a minimum of 5 metres from carriageway.
- Parking and turning area to be laid out.
- Remove permitted development rights for fences, walls and other means of enclosure.
- Visitor moorings to be retained and no change of use without planning permission.

9 Reason for Recommendation

9.1 The proposal is considered to be acceptable in accordance with Policies DP4, DP11, DP13, DP14, DP15, DP16, DP20 and DP28 of the adopted Development Management Policies DPD (2011), Policies CS1, CS9, CS11, CS18 and CS22 of the adopted Core Strategy (2007) and the National Planning Policy Framework.

Background papers: Application File BA/2012/0239/FUL

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List of Appendices: Appendix 1 Location Plan

APPENDIX 1

BA/2012/0239/FUL - The Vintage Boat Company, Wayford Road, Wayford Bridge
Proposed new holiday unit, boat shed and moorings

