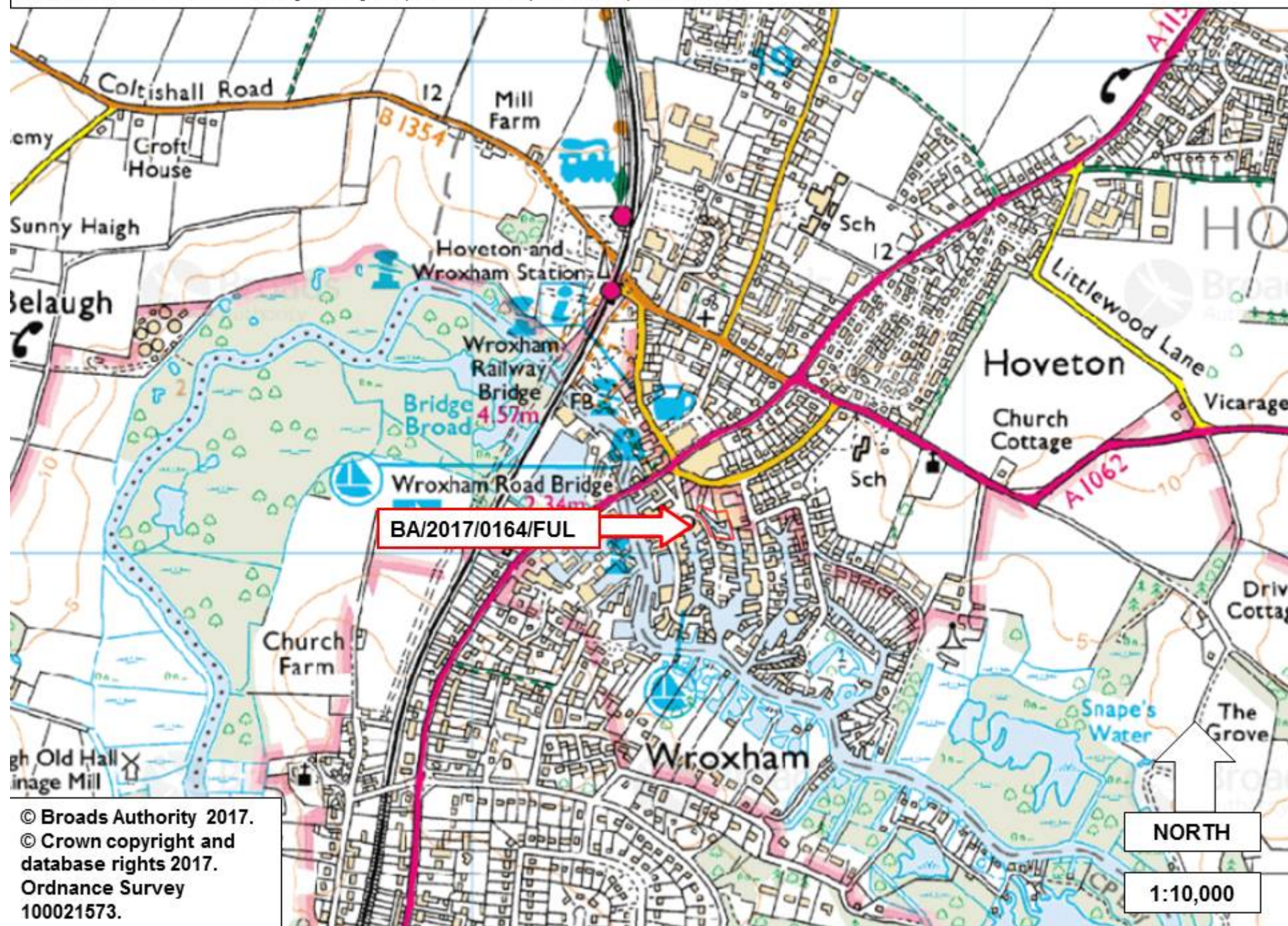


Reference:

BA/2017/0164/FUL

Location

Fineway Cruisers, Fineway Boatyard, The Rhond,
Hoveton



Application for Determination

Parish	Hoveton Parish Council		
Reference	BA/2017/00164/FUL	Target date	31.07.2017
Location	Fineway Boatyard, The Rhond, Hoveton, NR12 8UG		
Proposal	Replacement quayheading		
Applicant	Richardsons Leisure Ltd		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	The Managing Director of the company making the application is a member of the Broads Authority		

1. Description of Site and Proposals

- 1.1 The application site is Fineway Boatyard, a commercial boatyard with a day boat hire fleet. The yard is located at the end of a large mooring basin off the River Bure and accessed by road off The Rhond, Hoveton. The site lies outside of the Wroxham Conservation Area and is within the development boundary.
- 1.2 The applicant seeks part retrospective permission to replace approximately 112 metres of quayheading at the boatyard. The proposed development would see the existing timber quayheading replaced with steel piling with timber capping and waling. The alignment and height of the quayheading would be maintained as existing.
- 1.3 The works commenced in April 2017 but have not been completed.

2. Site History

No planning history

3. Consultation

District Member - This application can be determined by the Head of Planning (delegated decision)

Parish Council – no objections

Environment Agency – holding objection, pending additional information

Representations

None received

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](#)

[DEVELOPMENT PLAN DOCUMENT](#)

Development Management Plan DPD (2011)

DP4 – Design

DP29 – Development on Sites with a High Probability of Flooding

- 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.

Development Management Plan DPD (2011)

DP13 – Bank Protection

5. Assessment

- 5.1 In principle the replacement of the existing quayheading is considered acceptable in accordance with Policy DP13. The main consideration is the proposed change of material.
- 5.2 The surrounding area is a mix of commercial boatyards and residential properties with a mix of timber quayheading and steel piling. Steel has a hard, engineered appearance and does not weather like timber thus does not integrate into the Broads Landscape as well as timber, or other soft engineering options and therefore its use at any location must be considered carefully as it has the potential to change the character of the area.
- 5.3 In this case, the location is urban in character, surrounded by built development and engineered banks, with the application site a working commercial boatyard. If this site wasn't a commercial operation (and/or had a less developed character), steel may not be considered appropriate. However, as the steel piling would be entirely within mooring basins off the main river it is considered an acceptable material at this particular location. The limited tidal range means that the majority of the steel would be screened from view, and the timber capping and waling would soften the appearance of the piling.

- 5.4 As the alignment would be maintained it is not considered there would be any adverse impacts on navigation and there is no proposal to change how the moorings are used, so no additional impacts on amenity are considered to result.

6. Conclusion

- 6.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with the National Planning Policy Framework and Policies DP4, DP13 and DP29, as the development is considered an appropriate form of development with no adverse impact on the landscape or flood risk.

7. Recommendation

Approve subject to the following conditions;

- (i) Time limit
- (ii) In accordance with submitted plans

8 Reason for recommendation

In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP4, DP13 and DP29.

9 Note by Solicitor and Monitoring Officer

In accordance with the procedures set out in paragraph 2 of the Code of Conduct for Members on Planning Committee and Officers, I have been informed of this application. I have read the file and this draft report on 5th July 2017, including the Flood Risk report. I confirm that I consider that this matter has been dealt with in accordance with normal processes and procedures and the recommendation appears uncoloured by the relationship noted in this report. I have asked that this paragraph be inserted into the report.

List of Appendices: Location Plan

Background papers: BA/2017/0164/FUL

Author: George Papworth
Date of Report: 6 July 2017

