

**Planning Application with Navigation Implications:
Change of Use to Mixed Use Moorings
Thorpe River Green
Thorpe St Andrew
Report by Planning Officer**

Summary: A planning application has been submitted in respect of the moorings along the frontage of the River Green in Thorpe. The proposal seeks the change of use of the existing short stay moorings to provide private (non-residential) moorings, short stay moorings and commercial moorings.

1 Background

- 1.1 The moorings along the frontage of Thorpe River Green were historically leased to the Broads Authority for many years as short term moorings. However in 2016 the Broads Authority took the decision to end the lease. The moorings reverted back to Thorpe Town Council in early 2017.
- 1.2 Thorpe Town Council has developed the zoning areas for moorings along the River Green frontage to generate income towards the upkeep of the site and the moorings. The application follows pre-application discussions with officers of the Broads Authority.

2 The Planning Application

- 2.1 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. Access to this stretch of the River Yare is constrained by the railway bridges at either end of Thorpe Island.
- 2.2 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.
- 2.3 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.

3 Navigation Issues

3.1 The Broads Authority consults the Committee on planning applications which may significantly affect the use or enjoyment of the whole or any part of the navigation area. The following point is considered to be of interest to the Navigation Committee:

- i) **Impact on river width and use** – The alterations to the use of the moorings will result in some boats being moored for longer periods of time along this stretch of the river and also a stretch of the frontage being used by commercial operators.

4 Conclusions

4.1 Member's views on this application are sought and any matters of relevance to navigation that Members wish to be considered as part of the planning process are welcomed.

Background papers: BA/2017/0309/CU

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Appendices: APPENDIX A – Site Location Plan

APPENDIX A

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

