

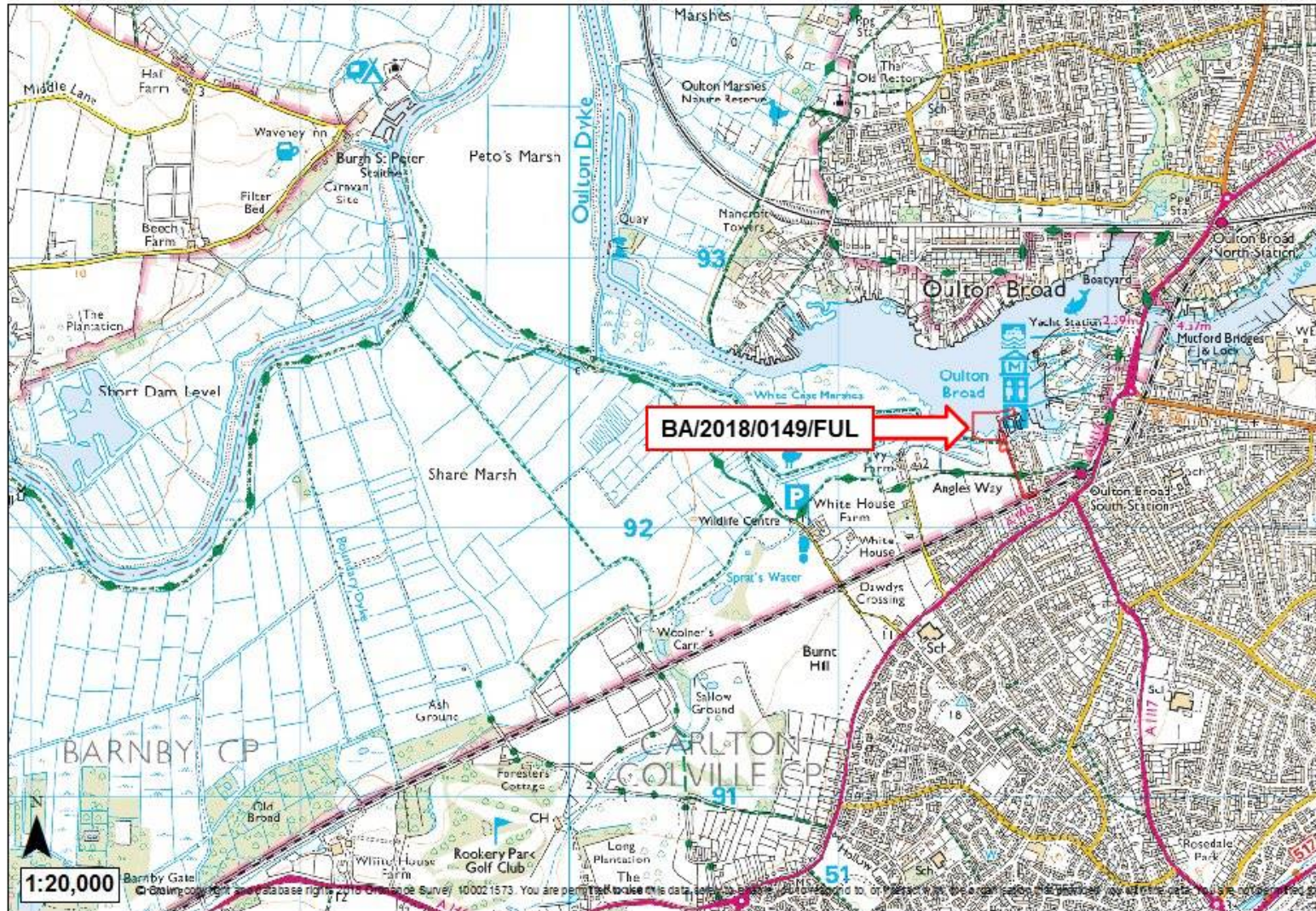
Reference:

BA/2018/0149/FUL

Location

Broadlands Marina, Marsh Lane, Oulton
Broad

BA/2018/0149/FUL-Broadlands Marina, Marsh Lane, Oulton Broad



Application for Determination

Parish	Oulton Broad
Reference	BA/2018/0149/FUL Target date 12 July 2018
Location	Broadlands Marina, Marsh Lane, Oulton Broad
Proposal	40 new private and 15 new visitor pontoon moorings as an extension to the Marina; removal of 30 moorings and a section of jetty; creation of additional reedbed, and reinstatement of slipway and pump out facilities.
Applicant	Mr Paul Spriggins
Recommendation	That Members undertake a site visit
Reason for referral to Committee	3rd party objections received

1 Background

- 1.1 Broadlands Marina is situated on the southern side of Oulton Broad, adjacent to Tubby's Marina, and at the northern end of Broadland Holiday Village. The marina comprises 3 concrete jetties which project out from the quayside by approximately 62 metres, to the west of which is a slipway adjacent to which is a further jetty which is initially concrete with the remainder in timber, projecting out by approximately 78 metres. The existing marina provides moorings for up to 77 boats. Immediately west of the marina is a mooring cut within an area of reedbed which features steel piling in a visibly poor state, the land around the edges is overgrown, and there does not appear to be an obvious access to this area. A further 70 metres to the west is a further mooring cut within the reedbed, this area is not piled and it is not clear how this area is accessed. Within the submitted planning statement under paragraph 2.2.1 it is asserted that the two reedbed mooring areas provide up to 30 moorings.
- 1.2 Access via land to the marina is through Broadland Holiday Village, with parking provided at the northern end of the site within a designated car park. The site features a small sales office with decking area sited next to the access to the timber jetty.

2 Proposals

- 2.1 This application is for the installation of an area of pontoons covering an area of 94 metres (east to west) by 57 metres (south to north), sited to the

immediate west of the existing marina. Access to the pontoons is via the concrete jetty which currently leads to the timber jetty, with the timber section of the jetty removed to make space for the pontoons, this would remove 12 existing moorings.

- 2.2 The proposed pontoon comprises an access walkway at a length of 88 metres which runs roughly parallel to the land, perpendicular to which are three sections of pontoon at a length of 54.5 metres, each section providing up to 24 private moorings demarcated by finger jetties, along with 2 visitor berths at the top end. The total number of private moorings in this section would be 70 private moorings and 6 visitor berths.
- 2.3 The projection of the pontoons into the broad beyond the northernmost element of the existing marina is 16.6 metres.
- 2.4 A further section of pontoon mooring is proposed to the northern end of the existing marina, accessed via the central of the three jetties, this comprises two pontoons projecting northwards by 15 metres and would provide 9 visitor berths.
- 2.5 In total 150 moorings would be provided at the marina, this comprises the 70 newly created private pontoon moorings, 15 newly created visitor berths, and 65 provided by the existing moorings. The application includes the removal of 42 existing moorings, so the net increase of mooring provision would be 55.
- 2.6 The application includes the provision of pump out facilities, located next to the two proposed visitor mooring pontoons, and the re-instatement of slipway facilities. Electric hook-up facilities would be provided to the new moorings. The two areas of existing mooring within the reed bed area would be forsaken and those sections planted with reeds.
- 2.7 Oulton Broad provides a powerboat racing exclusion zone, the proposed moorings maintain a separation at a minimum of 11.2 metres to the exclusion zone.

3 Consultations

- 3.1 The following consultation responses have been received to date:

Parish Council - Objection on grounds of impacts on navigation, appearance of the Broads landscape, and access.

NSBA - Objection on grounds of lack of separation to powerboat racing area.

Waveney and Oulton Broad Yacht Club - Objection on grounds of impact on navigation, lack of separation to powerboat racing area, impact on existing swing moorings.

Natural England - No objection.

BA Navigation Committee - Objection on grounds of impact on navigation.

BA Landscape Architect - Objection on grounds of location, scale and design of moorings.

BA Waterways and Recreation - No objection subject to conditions.

4 Representations

- 4.1 To date, 23 objections have been received on ground of impact on navigation, encroachment into the Broad, impact on Broads landscape, impact on ecology, impact on existing swing moorings, impact on views from Nicholas Everitt Park, and being contrary to the Broads Authority's three stated objectives.

5 Policies

- 5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) [NPPF](#) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

Core Strategy (adopted 2007) [Core Strategy Adopted September 2007 pdf](#)

CS1 - Landscape Protection and Enhancement

CS3 - The Navigation

CS4 - Creation of New Resources

CS9 - Sustainable Tourism

CS14 - Visitor moorings

CS23 - Network of waterside sites

Development Management Policies DPD (adopted 2011)

[Development-Plan-document](#)

DP1 - Natural Environment

DP2 - Landscape and Trees

DP11 - Access on Land

- 5.2 The following Policies have been assessed for consistency with the NPPF which has been found to be silent on these matters. Paragraph 14 of the NPPF requires that planning permission be granted unless the adverse effects would outweigh the benefits.

Development Management Policies DPD (adopted 2011)

DP12 - Access to the Water

DP13 - Bank Protection

DP16 - Moorings

- 5.3 Other Material Considerations

NPPF [NPPF](#)

Neighbourhood plans

There is no neighbourhood plan in force in this area.

6 Conclusion and Recommendation

- 6.1 The application proposes an extension to the existing Broadlands Marina which would project a significant distance further into Oulton Broad taking into account the existing marina. Objections have been received primarily objecting to the impact on navigation, encroachment into the Broad, and the impact on Broads landscape. It is noted that Navigation Committee objected due to the impact on navigation.
- 6.2 A fact finding site meeting was held attended by Broads Authority staff, the applicants, and representatives from the NSBA, Oulton Broad Parish Council and the local Waveney and Oulton Broad Yacht Club. The yacht club requested data showing the surveyed depths of Oulton Broad, this data demonstrated that the depth of the Broad where the moorings are proposed is sufficient for the purposes of navigation. The NSBA, Oulton Broad Parish Council and the local Waveney and Oulton Broad Yacht Club have maintained by their submitted comments.
- 6.3 The objections to the scheme have been raised with the applicants who at present are considering amendments to the scheme.
- 6.4 Given the location, siting, and scale of the proposal, and the not insignificant local interest, it is recommended that members undertake a site visit in order to fully appreciate the local context prior to determination of this application in due course.

List of Appendices: Location Plan

Background papers: Application File BA/2018/0149/FUL

Author: Nigel Catherall

Date of Report: 19 October 2018

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