

Planning Committee

29 May 2020

Agenda item number 9.3

BA/2020/0047/FUL moorings opposite Thurne

Dyke Windpump, Thurne Dyke

Report by Planning Officer

Proposal

New clubhouse & storage shed

Applicant

East Anglian Cruising Club

Recommendation

Approve subject to conditions

Reason for referral to committee

Club membership includes Broads Authority staff

Application target date

21 April 2020

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1. Description of site and proposals

- 1.1. The East Anglian Cruising Club (EACC) site is located on the west bank of the River Thurne opposite Thurne Dyke Windpump, also known as Thurne Dyke Drainage Mill, a Grade II* listed structure which itself is sited adjacent to the entrance to the staithe at Thurne. The EACC site is broadly of a rectangular shape, comprising a mooring basin and an area of lawn with a domesticated appearance, with the remainder of the site largely comprises reeded fen. The area of lawn currently features two storage boxes comprising a large metal foot locker and what appears as a miniature metal shed, a picnic table, and various boating paraphernalia. In addition to the mooring basin the site includes a further mooring cut at the southern end of the site, one side of which forms part of the adjacent property.
- 1.2. The EACC site is only accessible from the river, although the more intrepid may consider crossing the reeded fen on foot and there is some sign that this has been done in the recent past. To the north of the site is reeded fen, along the western boundary is a floodbank atop which also provides a footpath.
- 1.3. Opposite Thurne Dyke Windpump and the village staithe are 4 plots fronting the river with a domesticated appearance, this comprises the subject site at the northern end followed by 3 consecutive sites heading south. Each of the 3 sites features a chalet or day hut, 2 of these have a sizeable mooring cut, the exception being the site adjacent to the subject site.
- 1.4. To the north and south of this small band of development are areas of reed between the river and the floodbank. This is the general appearance of the banks of the River Thurne in this location, the only exception being the development around the village

staithe entrance. Approximately 45 metres north of the village staithe, and to the east of the river, is the Shallam Dyke Marshes Site of Special Scientific Interest, the Broads Special Protected Area and Ramsar Site and the Broadland Special Area of Conservation. To the west of the subject site is a large open area of grazing marsh.

- 1.5. The application is for a new clubhouse and a new storage shed.
- 1.6. The proposed clubhouse has the overall appearance of a day hut or summerhouse and it would have a width of 8.15m fronting the river, a depth of 5.1m, with a pitched roof to a maximum height of 4.35m, falling to 2.65m at eaves. The external materials proposed are black featheredged timber boarding for the walls, heritage green speeddeck profile steel sheets for the roof, and white painted timber or white aluminium faced timber for the windows and door.
- 1.7. The proposed storage shed has the overall appearance of a shed. It would have a width of 3.7m fronting the river, a depth of 2.6m, with a pitched roof to a maximum height of 2.45m, falling to 1.95m at eaves. The external materials proposed are as per the proposed clubhouse.

2. Site history

- 2.1. In 1999 planning permission was granted for the construction of quayheading (BA/1998/2005/HISTAP).
- 2.2. In 2005 planning permission was granted for replacement quayheading (BA/2004/1360/HISTAP).
- 2.3. In 2017 planning permission was granted for replacement quayheading (BA/2017/0030/FUL).
- 2.4. In 2019 informal pre-application advice was given regarding a new clubhouse, storage hut, and toilet hut at EEAC club site (BA/2019/0110/PREAPP).

3. Consultations received

Environment Agency

- 3.1. No objection following review of additional information.

Historic England

- 3.2. Replied with no comment.

BA Landscape

- 3.3. Broadly happy that the proposal has been designed to be in keeping with the surroundings and to have been designed to minimise impact. The siting of permanent structures on the site would also help to organise it and prevent the need for temporary structures and potential clutter to be stored here. Concern regarding cumulative impact of the adjacent development and this one, plus any other sites

around this section of the River Thurne that there may be pressure on for future development.

BA Historic Environment Manager

- 3.4. The clubhouse and shed has been designed and sited sympathetically. The building is of a modest scale and follows the line of a small cluster of chalet development. The materials proposed are also considered appropriate. Conditions recommended regarding materials, large scale joinery sections, and soft and hard landscaping scheme.

BA Environment Officer

- 3.5. No objection subject to conditions and enhancements.

4. Representations

- 4.1. No responses received as of the date of this report. Members will be updated verbally should any responses be received.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
- DM5 - Development and Flood Risk
 - DM11 - Heritage Assets
 - DM13 - Natural Environment
 - DM16 - Development and Landscape
 - DM21 - Amenity
 - DM22 - Light pollution and dark skies
 - DM23 - Transport, highways and access
 - DM43 - Design
 - DM46 - Safety by the Water
 - National Planning Policy Framework (NPPF)
 - National Planning Policy Guidance (NPPG)

6. Assessment

- 6.1. The proposal is for the erection of a clubhouse building and a storage shed. The main issues in the determination of this application are the principle of development, impact on landscape, impact on priority habitats, impact on trees and highways safety.

Principle of development

- 6.2. The East Anglian Cruising Club are a well-established presence at this site having been based there for over 30 years. The site has a domesticated appearance by virtue of its closely mown lawn, picnic table, and the presence of storage boxes. The difference between this site and the three sites immediately to the south is that they are leisure plots which have developed over the years and now feature day huts or chalets. The subject site features no buildings. The siting is effectively as part of a small band of development on domesticated plots, therefore the provision of buildings on this plot, taking into account the history of its use, the existing appearance, and neighbouring development is considered acceptable in principle.

Design

- 6.3. The design of both buildings has been kept deliberately simple and restrained resulting in a lightweight appearance which corresponds well to the pattern and form of development at the neighbouring sites. The modest size of the clubhouse ensures that it would not appear as a dwelling, or result in an overdevelopment of the site, particularly when viewed alongside the storage shed. The storage shed is of a size that ensures it would appear subservient to the clubhouse, and its siting is such that it picks up on the rhythm of development at the subject and neighbouring sites. The two buildings also benefit from having a summerhouse style appearance to the clubhouse, with a more utilitarian appearance for the storage shed, this would assist in the site being a readable form when viewed from the surrounding area.
- 6.4. In terms of materials, timber walls and steel sheet roofs are considered to be traditional materials for waterside buildings. Aluminium faced timber windows have been assessed as appropriate for the neighbouring dwelling as a practical update on the previous crittal windows. It is considered reasonable to replicate that approach at the subject site. The design, siting, and materials for the proposed buildings are considered acceptable with regard to Policy DM43 of the Local Plan for the Broads.

Impact upon the landscape

- 6.5. The existing site could not be described as untidy, but the overall appearance is not ideal given the appearance of the neighbouring sites and the siting opposite a listed mill. The provision of a formalised clubhouse and storage will allow for an overall improvement in the appearance of the site which would contribute to the appearance of landscape and river scene.
- 6.6. The subject site is visible from the surrounding area by virtue of footpaths along both sides of the river, the one on the opposite bank forming part of the Weavers Way, and the siting opposite the Thurne village staithe which allows views to some extent for its entire length. Taking into account the existing development at the adjacent sites, the comparable scale and form of the proposed development, and the resulting rhythm of development at this location, it is considered that the proposed development would not be detrimental to the landscape appearance both locally and from the wider surrounding area, with regard to Policy DM16 of the Local Plan for the Broads.

Impact on heritage assets

- 6.7. The subject site is opposite a Grade II* listed Thurne Dyke Windpump. The proposed development has been considered by the BA Heritage Planning Officer, and by Historic England. No objections have been received to the proposal in terms of impact on heritage assets. It is considered that the proposed development is a relatively low-key form of development taking into account its siting, neighbouring development, and the scale and form of buildings proposed, and would therefore not have an unacceptable impact on the Grade II* Listed heritage asset, with regard to Policy DM11 of the Local Plan for the Broads.

Amenity of residential properties

- 6.8. The property at the adjacent site to the south of the subject site comprises a modest dwelling. The main windows serving the neighbouring dwelling front the river, but it is noted that there is a small and secondary window in the flank elevation facing the subject site. Taking into account the existing and well established use of the site by EACC, it is not considered that the addition of clubhouse and storage buildings would undermine the privacy currently enjoyed by residents of the neighbouring dwelling. The proposed clubhouse maintains a separation from the neighbouring dwelling in excess of 15 metres and maintains a greater setback from the river. This would ensure that there would not be a loss of light or outlook, nor would the clubhouse contribute to an overbearing form of development. It is therefore considered that the proposed development would not result in a loss of amenity currently enjoyed by neighbouring residents with regard to Policy DM21 of the Local Plan for the Broads.

Designated sites and ecology

- 6.9. The subject site maintains a distance of approximately 50 metres to the designated sites, with the River Thurne separating the two areas. The proposed development by virtue of its nature and intensity would not have an impact on the designated sites, with regard to Policy DM13 of the Local Plan for the Broads.
- 6.10. In terms of ecology, it was noted that there is a pile of discarded timber at the spot where the clubhouse would be located, this appearing to have been placed on a protruding area of reeds. The proposal has been reviewed by the BA Environment Officer who was satisfied that the pile of timber could be removed subject to a planning condition regarding the timing of removal and the presence of an ecologist. Biodiversity enhancements in the form of bird and bat boxes, and a native planting scheme are also proposed to be secured by planning condition. The proposed development is therefore considered acceptable with regard to Policy DM13 of the Local Plan for the Broads.

Flood risk

- 6.11. The site lies in flood zone 3. The use of the site is considered to be well established and in accordance with the EA 'flood risk vulnerability and flood zone compatibility' would be a compatible use and therefore appropriate in this location.

- 6.12. A flood risk assessment was submitted with the application. The EA had reviewed this document along with the submitted planning statement and raised a holding objection on the basis of concern that it was intended to transport materials to the site by land. Using the floodbank for vehicular access could destabilise this flood asset and it is clearly unsuitable for vehicles. The agent for the application confirmed that all construction personnel, materials, and equipment would be delivered to the site by river. The EA subsequently withdrew their holding objection.
- 6.13. A water entry strategy has been proposed to ensure that the proposed buildings do not impede flood waters and it is recommended that a flood evacuation plan is produced, and the occupants register with the Agency's Flood Warnings Direct; these elements can be reasonably secured by planning condition. It is therefore considered that the proposed development is acceptable when considering to flood risk, with regard to Policy DM5 of the Local Plan for the Broads

Other issues

- 6.14. The Local Plan for the Broads includes a policy regarding safety by the water under DM46, the proposal is for buildings serving a well established club, therefore requirements for a water safety plan are not considered to be necessary in this case.
- 6.15. The site lies within Dark Skies Zone category 2 and as such any external lighting should be strictly controlled. No lighting is proposed but a planning condition requiring details of any external lighting is proposed.

7. Conclusion

- 7.1. The proposed clubhouse and storage hut at the EACC site opposite Thurne Dyke Windpump is considered to be acceptable in principle taking into account the pattern and type of development at this location. The buildings are of an acceptable design and siting, and the proposed materials are considered suitable. The proposed development would not be detrimental to the landscape appearance both locally and from the wider surrounding area. There would be no adverse impact on designated sites, heritage assets, ecology and biodiversity, flood risk, or the amenity of neighbouring residents. Consequently, the application is considered to be in accordance with Policies DM5, DM11, DM13, DM16, DM21, DM22, DM43, and DM46 of the Local Plan for the Broads, along with the National Planning Policy Framework.

8. Recommendation

- 8.1. That planning permission be granted subject to the following conditions:
- i. Standard time limit
 - ii. In accordance with approved plans
 - iii. Large scale joinery sections of windows and doors
 - iv. Details of landscaping/native species planting

- v. Provision of bird box and bat box
- vi. Details of water entry strategy and flood evacuation plan
- vii. Registration with flood warnings from the Environment Agency
- viii. Removal of wood pile with ecologist present
- ix. No external lighting without agreement in writing
- x. Use for water sports base only, not for any habitable or overnight accommodation
- xi. All construction personnel, materials, and equipment shall only be delivered to/collected from the site by river
- xii. Removal of existing structures prior to first use of approved buildings

9. Reason for recommendation

- 9.1. The proposal is considered to be in accordance with Policies DM5, DM11, DM13, DM16, DM21, DM22, DM43, and DM46 of the Local Plan for the Broads, and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

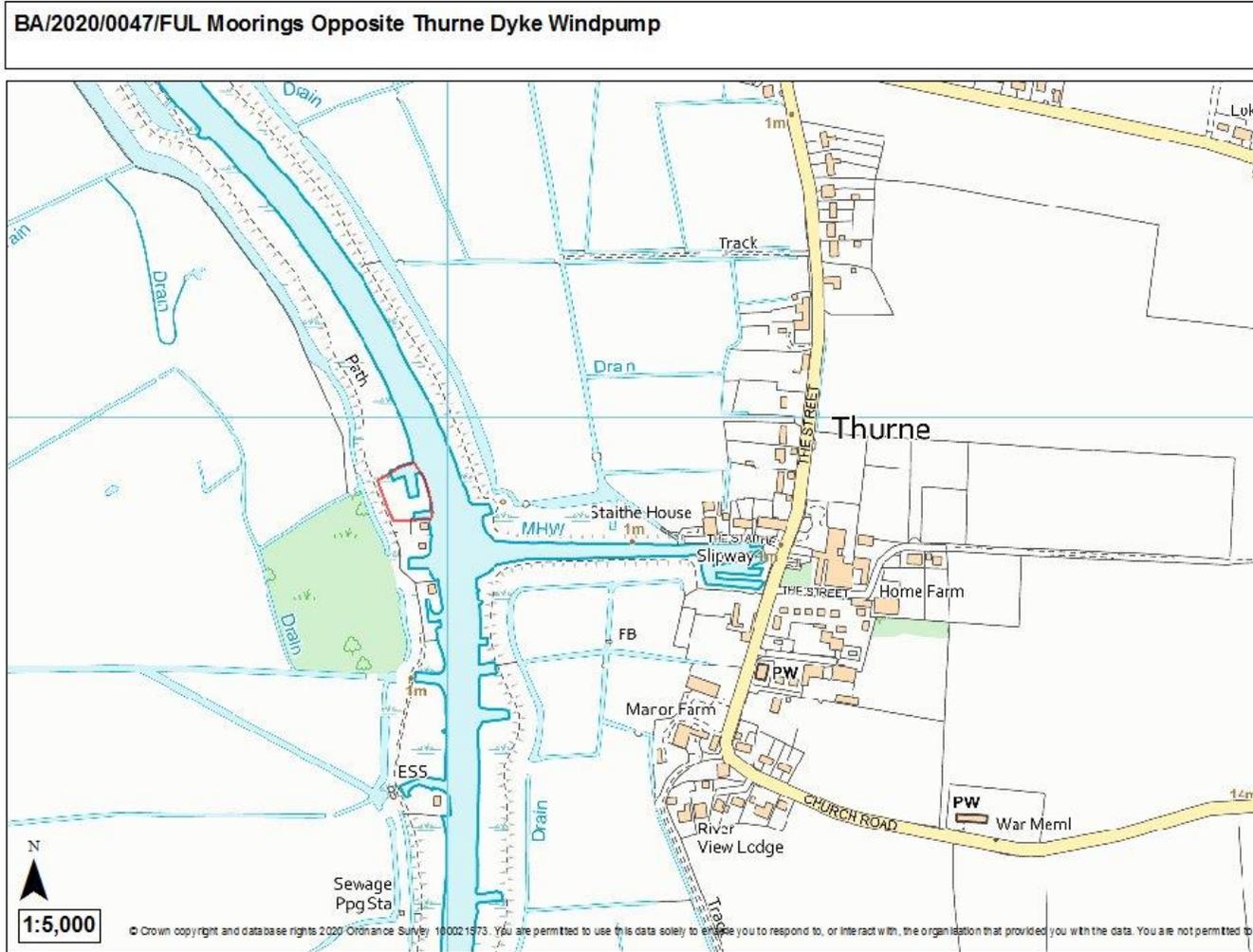
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Background papers: Application File BA/2020/0047/FUL

Appendix 1 – Location map

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