

Navigation Committee

02 November 2023

Agenda item number 12

BA/2023/0349/FUL: Norwich: Ribs of Beef PH: Planning application with implications for navigation: Extension of decked area

Report by Planning Officer

Purpose

A retrospective planning application BA/2023/0349/FUL was submitted in September 2023 for replacement and extension of decked area to the north of the public house adjacent to the River Wensum. The comments of the Navigation Committee are requested.

1. Introduction

- 1.1. The application site forms the northern elevation of the Ribs of Beef Public House, which is located in Norwich on Wensum Street, adjacent to the River Wensum and to the southwest corner of Fye Bridge. There is a narrow jetty extending out from the northern elevation of the building over the water and accessed from the lower floor of the building, this is used as an outside seating area for customers. The site is located within the Norwich City Centre Conservation Area.
- 1.2. The application has been submitted following notification to the Local Planning Authority of works being undertaken at the site in June 2023. Concerns were raised that a subfloor for decking, with uprights for rails, was being installed on top of the existing jetty and this extended significantly beyond the footprint of what had originally been present, therefore impacting the navigable width through Fye Bridge.

2. The planning application

- 2.1. The application is seeking retrospective permission for the replacement of rotten timbers to the existing jetty with oak piling, and a new tanalised timber decking. The decking would be extended by 5 metres to the south-west.
- 2.2. The development, as constructed, has resulted in the replacement decked jetty and support posts projecting approximately 45cm further into the river than the original structure. The overall projection of the decking and balustrading is now approximately 1.3m from the edge of the channel, which is piled.

2.3. Comments have been received from the Head Ranger having visited the site.

Summary of comments:

- From a navigation point of view, no issues with the new extended section of the piling on the upstream end. The addition of a safety ladder is welcome.
- The extension of the balcony out into the river, while only being 280mm, does have an impact so close to the bridge hole.
- Request vessels moored on the downstream end (up to the safety ladder, approx. 5m from the downstream end) restricted to 2m width (including vessels currently moored there) to minimise the impact on vessels navigating through the bridge hole.
- Upstream of the safety ladder - no width restriction.
- Would also like to see the bottom ends of the posts altered (across the whole length of the mooring) so they do not pose a risk to vessels becoming trapped underneath. This had happened to one of the vessels moored alongside when the site was visited.
- If the ends could be made to return to the wooden piling at 45-degree angle or similar this would reduce the risk of vessels becoming caught up.

2.4. The comments of the Navigation Committee on the planning application would be welcomed.

3. Conclusion

3.1. Member's views on any matters of relevance to navigation are sought and will be considered as part of the planning process.

Author: Jane Fox

Date of report: 17 October 2023

Background papers:

[Broads Plan](#) strategic objectives

Appendix 1 – Location Plan

Appendix 1 – Location Plan

BA/2023/0349/FUL - Ribs Of Beef Public House, 24 Wensum Street, Norwich



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