

Navigation Committee

11 January 2024

Agenda item number 16

Planning application with implications for navigation- BA 2023/0443/FUL at Richardsons, The Staithe, Stalham

Report by Planning Officer

Purpose

The purpose of this report is to consult the Committee on a planning application, (BA/2023/0443/FUL), submitted for the redevelopment of the Richardson's Boatyard at Stalham. The proposal includes the construction of new buildings to provide a new visitors' centre, reception, workshop extension, wellbeing facility, associated parking and landscaping etc., demolition of existing workshop buildings, and excavation of basin to provide additional/enhanced moorings.

Recommendation

Members' views are invited on any matters of relevance to navigation and will be considered as part of the planning process.

1. Introduction

- 1.1. Richardson's Boatyard in Stalham is a large marina sited towards the northern end of Stalham Dike on its eastern side. The site covers approximately 11.3 hectares and includes 320 metres of frontage onto the dyke. It features 9 existing buildings, predominantly workshops, including 3 sizeable workshops, and 3 large areas of moorings.
- 1.2. The site is effectively divided up by virtue of its mooring basins so that at the eastern side there are 2 large workshop buildings, to the west of which is a mooring basin. Beyond this is a central area featuring an office building and a large area of car parking. At the northern end of this section is the third of the large workshop buildings. To the west of this area are two parallel mooring basins divided by a spit of land which also provides car parking. Following this is the area which ultimately fronts onto Stalham Dike, this area features the remaining 5 buildings which are in a rough line in a north to south configuration parallel to the dyke, these all being workshop buildings. To the dyke side of the buildings and fronting onto the dyke are three further mooring basins

divided by small sections of land, this includes a section of stern-on moorings open to the dyke, and side-on moorings to the dyke side.

- 1.3. The site has a long frontage onto the road known as The Staithe, and also onto the A143 which passes the north-eastern part of the site. The southern part of the site comprises a private dyke which provides access to the various internal parts of the site, beyond this is an area of woodland.

2. The planning application

- 2.1. It is proposed to demolish the 5 workshop buildings which are parallel to the dyke, the office building to the centre of the site, and the workshop at the northern end of the site. The 2 workshop buildings at the eastern end of the site would be retained, with one being extended along its flank, and the other utilised for private mooring.
- 2.2. A reception building is proposed to the centre of the site, a visitor centre to the south-western corner of the site, and a wellbeing facility to the north-western corner of the site.
- 2.3. Of the mooring basins, the one to the eastern side is retained as existing providing 70 moorings for the hire fleet. The two parallel mooring basins divided by a spit of land are retained, with a relatively modest widening of one of the basins and providing 120 moorings for the hire craft business (60 x fleet mooring and 60 x storage moorings).
- 2.4. The main area of proposed works is to the three mooring basins adjacent to Stalham Dike. This area of moorings would be expanded through removal of the land separating the three basins, extension to the south of the existing basins, and an extension to the east across the area currently occupied by the 5 workshop buildings which are parallel to the dyke. There is also a minor extension at the northern end of the mooring area.
- 2.5. The works here would create a single mooring basin measuring approximately 207m north to south, with a width at the southern end of 57.4m, and a width at the northern end of approximately 77m. The mooring basin would be divided up by 4 jetties running east to west creating 5 areas with a total of 147 mooring, 9 of which would be side-on adjacent to Stalham Dike. All the mooring in this area would be private moorings. The existing mooring provision here is approximately 80 moorings, so the increase in mooring provision adjacent to Stalham Dike would be in the region of 67 moorings.
- 2.6. The final element of the proposal is the provision of 20 side-on visitor moorings, these would be sited on the eastern side of Stalham Dike to the south of the Richardsons site, and opposite the moorings within the Broads Edge Holiday Village site.
- 2.7. There are currently 530 car park spaces at the site. The proposed site would have parking for 440 cars; therefore there would be a net decrease of 90 parking spaces.
- 2.8. A total of 10 no. full-time jobs will be created as a result of the proposals.

2.9. It is noted that 8 holiday lodges are shown on the submitted 'masterplan' drawing; these are for information only and do not form part of this application.

3. Conclusion

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

Author: Nigel Catherall

Date of report: 21 December 2023

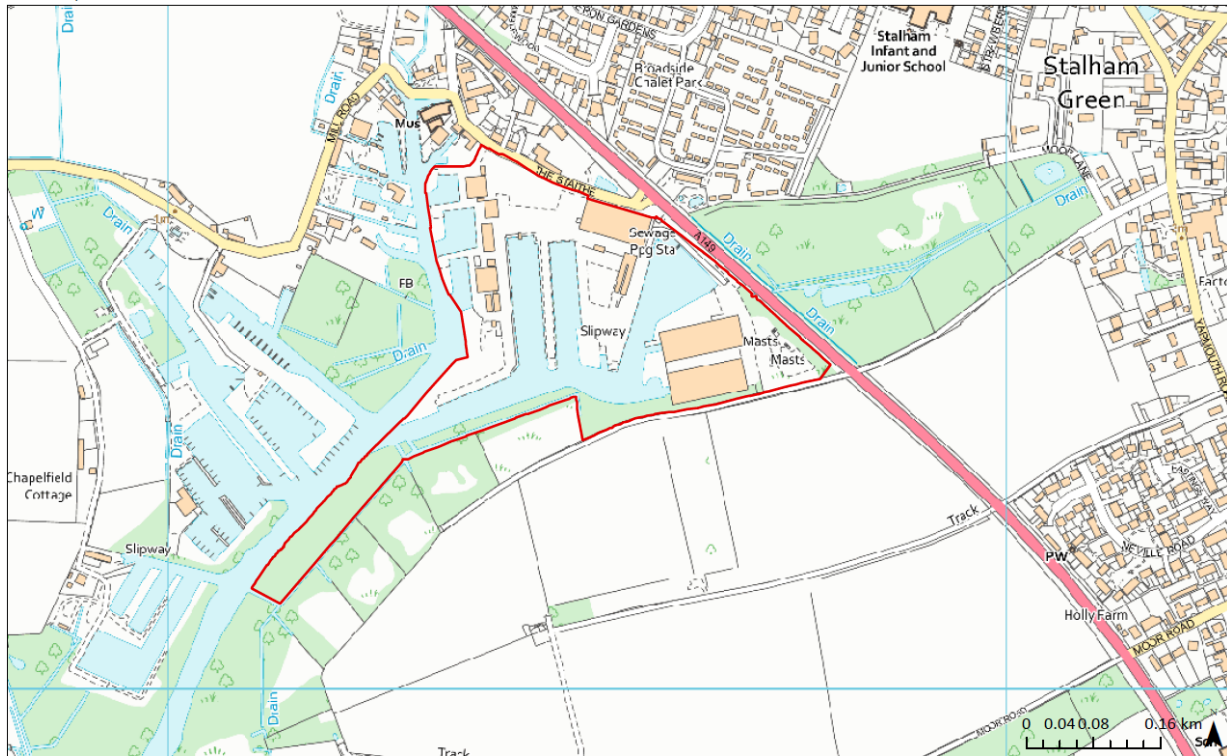
Background papers: BA/2023/0443/FUL

Appendix 1 – Location Plan

Appendix 1 – Location Plan

BA/2023/0443/FUL - Richardsons Boatyard, The Staithe, Stalham

Scale: 1:5,000



© Crown copyright and database rights 2021 Ordnance Survey 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Bluesky International Ltd. / Getmapping PLC