

**Planning Applications with Navigation Implications:
Part Retrospective Application for Installation of Three Pontoon Moorings**
Report by Planning Officer

Summary: Planning application for a part retrospective application for installation of three pontoon moorings at Johnsons Yacht Station, Beccles Road, St Olaves, Great Yarmouth.

Member's views are sought on the proposals.

1 Background

- 1.1 The site contains a large commercial boatyard, Johnsons Boatyard, sitting on the west bank of the River Waveney in St Olaves. The boatyard sits to the immediate south of Halvergate Marshes Conservation Area. Residential dwellings line the east bank of the River Waveney and St Olaves Marina sits to the immediate west. The Beccles Road abuts the northern boundary of the site, and beyond the road another boatyard exists. The terms of the application site itself, a large, industrial sized boatshed, sits along the western boundary. A large gravelled, dry boat storage area sits to the east. Hard engineered banks facilitate private moorings at the river, which bound the site to the east.

2 The Planning application

- 2.1 Comments are sought from the Navigation Committee on the planning application submitted to the Broads Authority.
- 2.2 The proposal is for the installation of three floating pontoons and connecting ramps along the River Waveney, two of which have already been installed and are therefore retrospective. The pontoons are proposed to be of varying lengths, 26.3m, 40m and 35.3m and all 1.8m wide. The pontoons are constructed in timber with black plastic floatation tanks underneath.
- 2.3 Two of the pontoons, those north and south, run hard along the existing hard engineered riverbank and replace existing moorings. The central pontoon sits alongside a dog leg in the river bank and can therefore facilitate moorings either side. This pontoon replaces previous finger pontoons which extended out into the channel and provided 12 moorings. The new pontoon can hold up to three boats on either side, therefore in total there is a net loss of six moorings.

3 Navigation Issues

- 3.1 The site is situated on the River Waveney and as the central pontoon facilitates moorings on the river side of the pontoon the moorings reduce the usable river width by approximately 4m. The pontoons are also situated immediately downstream of the road bridge.
- 3.2 The application could therefore potentially impact on the safety of existing and proposed boat users.

4 Conclusions

- 4.1 Members' views are therefore sought on the principle of providing this type of mooring here, impact on safety, and any other matters of relevance to navigation. Any comments will be considered as part of the planning process.

Background papers: BA/2013/0387/FUL

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Broads Plan Objectives: None
Appendices: APPENDIX 1 – Site Location Plan

APPENDIX 1

