

Planning Committee

21 June 2024

Agenda item number 7.2

BA/2024/0196/COND- Moorings Opposite Thurne Dyke Windpump, Thurne Dyke, Ludham

Report by Planning Officer

Proposal

Reduced clubhouse size, variation of condition 2 of permission BA/2020/0047/FUL

Applicant

Mr Jamie Bennett

Recommendation

Approve with conditions

Reason for referral to committee

Director's discretion - a staff member is on the committee of the sailing club

Application target date

16 July 2024

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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, which is sited adjacent to the entrance to the staithe at Thurne. The EACC site is broadly a rectangular shape, comprising a mooring basin, an area of lawn with a domesticated appearance, with the remainder of the site largely a reeded fen. The area of lawn currently has a picnic table in the middle, and to the rear of the site a storage shed which was approved under planning reference BA/2020/0047/FUL, adjacent to which is a metal storage box. In addition to the mooring basin the site has 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; there is some sign that this has been done on occasion. 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 four plots fronting the river with a domesticated appearance; this comprises the subject site at the northern end followed by three consecutive sites heading south. Each of the three sites features a chalet or day hut, two 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 exceptions 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 variation of condition 2 of planning permission BA/2020/0047/FUL which was for a new clubhouse and a new storage shed. The approved storage shed has been provided and the permission is extant. The applicants are now seeking to provide a smaller version of the approved clubhouse structure, with overall a matching appearance.
- 1.6. The clubhouse has the overall appearance of a day hut or summerhouse.
 - The approved clubhouse was for a structure with 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 proposed amended clubhouse would have a width of 7.4m fronting the river, a depth of 4.7m, with a pitched roof to a maximum height of 3.65m, falling to 2.2m at eaves.

The materials proposed are the same as for the approved clubhouse, this being black featheredged timber boarding for the walls, heritage green speeddeck profile steel sheets for the roof, and white painted timber for the windows and door.

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 2020 planning permission was granted for a new clubhouse and storage shed (BA/2020/0047/FUL). The storage shed has been constructed at the site and therefore this permission is extant.

3. Consultations received

Parish Council

- 3.1. Members will be updated verbally should a response be received.

Environment Agency

- 3.2. We have reviewed the documents, as submitted, and have no objection to the proposed variation of Condition 2. The flood risk, access, and permitting information set out in our responses to BA/2020/0047/FUL remain relevant.

BA Heritage Planning Officer

- 3.3. I have no objection to the updated drawings and details outlined in Jamie's email dated the 2nd June, as with previous I would advise the materials are conditioned as there would be concerns within the use of composite or UPVc here. I would also recommend the joinery details and hard and soft landscaping details are also conditioned.

BA Ecologist

- 3.4. I do not see an issue with the club house being put where the stakes are, as the site is clear and the grass is short so no reptiles will be disturbed.

4. Representations

- 4.1. None 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

- 5.3. Other material considerations

- National Planning Policy Framework (NPPF)
- Planning Policy Guidance (PPG)
- Approved scheme under planning reference BA/2020/0047/FUL

6. Assessment

- 6.1. The proposal is for the reduction in size of the clubhouse building approved under planning reference BA/2020/0047/FUL, this being a variation of condition 2 of that permission. The main issues in the determination of this application are the principle of

development, the design and appearance of the reduced size clubhouse, heritage, flood risk, and ecology.

Principle of development

- 6.2. The East Anglian Cruising Club continues to be a well-established presence at this site. There are no obvious changes since consideration of the previous application aside from the provision of the approved storage shed. This has allowed for the site appearance to be improved as storage at the site has been improved. In addition, a wood pile which existed where the clubhouse was to be located has been removed. The proposed amended clubhouse would be sited in the same location on the site as the approved scheme. As the previous permission for the clubhouse and storage shed is extant through provision of the storage shed, the approved clubhouse can be constructed at the site without further permission, this being the fallback position which must be taken into account when considering the amended scheme. The principle of the proposed amended development is therefore considered acceptable.

Design, appearance, and impact on the landscape

- 6.3. The approved scheme was for a clubhouse with the general appearance of a summerhouse or day hut. The same overall design is proposed for this amended scheme. As submitted the reduced size of the clubhouse building included some design details which had been changed, and a noticeably shallower pitched roof. The BA Heritage Planning Officer in assessing the proposal made design change recommendations including an increase in the pitch of the roof, and changes to the building detailing, these were passed to the applicant who provided amended plans which were subsequently assessed BA Heritage Planning Officer who responded in support of the application.
- 6.4. The site is visible from the surrounding area by virtue of a footpath along the opposite bank which forms 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 approved scheme, the amended clubhouse which is of the same overall design as the approved clubhouse and in the same location on the site would not be detrimental to landscape character and the river scene, with regard to Policy DM16 of the Local Plan for the Broads.

Amenity of residential properties

- 6.5. The amended clubhouse would be sited in the same location as the approved clubhouse; this would maintain a sufficient separation to the neighbouring property, and 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.

Impact on heritage assets

- 6.6. The site is opposite a Grade II* Listed Thurne Dyke Windpump. The amended clubhouse maintains its approved position on the site, with a design matching the approved scheme. The proposed clubhouse 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.

Designated sites and ecology

- 6.7. 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.
- 6.8. In assessing the previous application, it was noted that a pile of discarded timber would have to be moved to make way for the clubhouse. That pile has been removed and therefore is no longer a consideration under this application.

Flood risk

- 6.9. The site lies in flood zone 3. The use of the site is considered to be well established and in accordance with the Environment Agency (EA) 'flood risk vulnerability and flood zone compatibility' would be a compatible use and therefore appropriate in this location.
- 6.10. A flood risk assessment was submitted with the application. The EA has assessed the proposal and raised no objection but with a prompt that the flood risk, access, and permitting information set out in their response to the previous application remains relevant. The conditions included in the previous approval which relate to construction site access, submission of a water entry strategy and a flood evacuation plan, and the occupants registering with the Agency's Flood Warnings Direct are again proposed to be secured by planning condition. The proposed development is therefore considered acceptable when considering flood risk, with regard to Policy DM5 of the Local Plan for the Broads.

Other issues

- 6.11. 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.
- 6.12. 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 should be attached.
- 6.13. With regard to the conditions included in the approval of the previous scheme, the following is noted. Condition 1 regarding commencement time limit is no longer required as the approved scheme has commenced. Condition 8 regarding the wood pile is no longer required as the wood pile has been removed. Condition 12 regarding removal of existing structures is no longer required as the structures have been removed.

7. Conclusion

- 7.1. The proposed amendments to the approved clubhouse 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, and the previous approval. The building is of an acceptable design and siting, and the proposed materials are considered suitable. The proposed development would not be detrimental to the landscape appearance and the river scene. 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. In accordance with approved plans
 - ii. Large scale joinery sections of windows and doors
 - iii. Details of landscaping/native species planting
 - iv. Retention of bird box and bat box
 - v. Details of water entry strategy and flood evacuation plan
 - vi. Registration with flood warnings from the Environment Agency
 - vii. No external lighting without agreement in writing
 - viii. Use for water sports base only, not for any habitable or overnight accommodation
 - ix. All construction personnel, materials, and equipment shall only be delivered to/collected from the site by river

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 (2023) which is a material consideration in the determination of this application.

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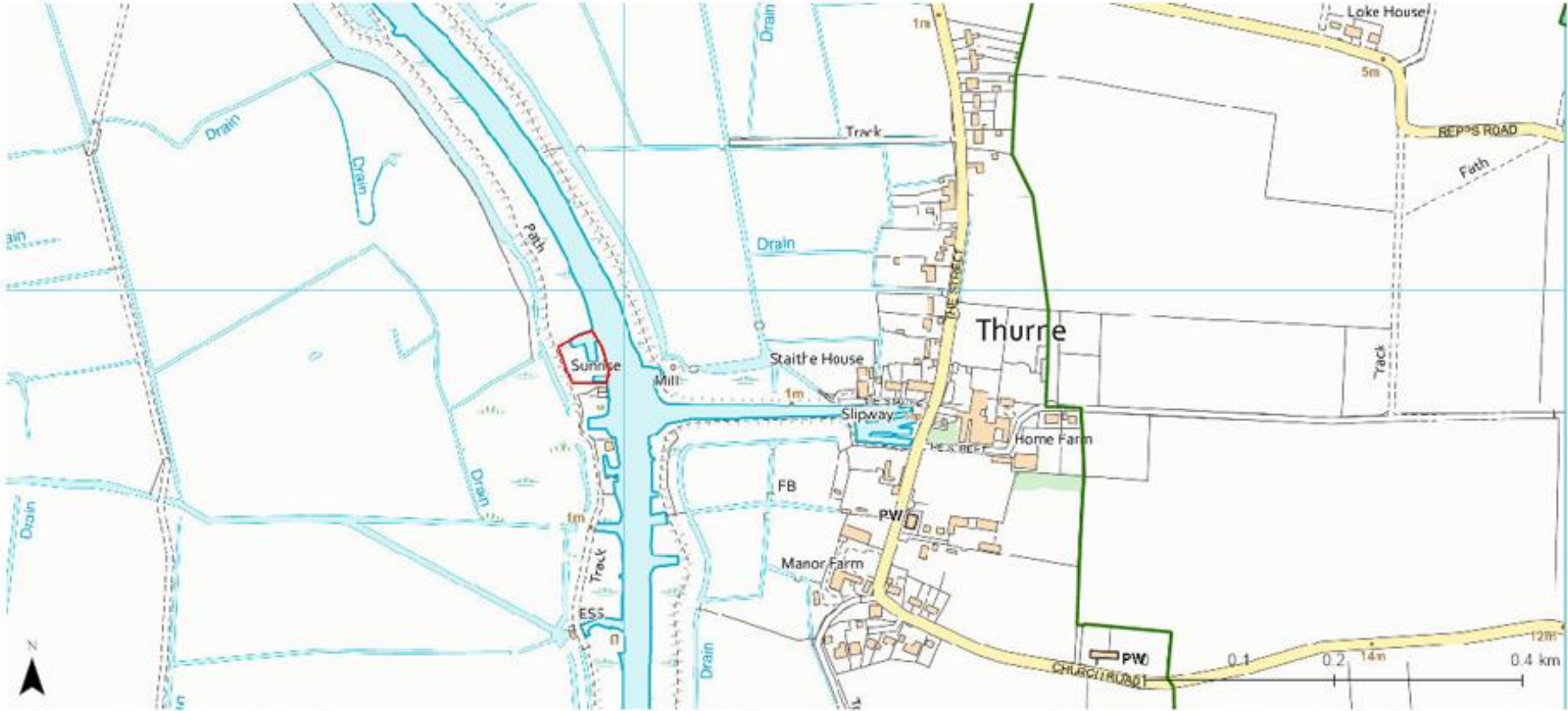
Date of report: 10 June 2024

Background papers: BA/2024/0196/COND and BA/2020/0047/FUL

Appendix 1 – [Location map](#)

Appendix 1 – Location map

BA/2024/0196/COND Moorings Opposite Thurne Dyke Windpump



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