

Parish:	Outwell	
Proposal:	Extension to existing fishing platform for instructing children to fish.	
Location:	Riverbank Between Arc Rouge And Up To Date Cottage Lowside Outwell Norfolk PE14 8RF	
Applicant:	C/o Agent	
Case No:	23/00253/F (Full Application)	
Case Officer:	Bradley Downes	Date for Determination: 17 April 2023 Extension of Time Expiry Date: 7 July 2023

Reason for Referral to Planning Committee – Parish Council response contrary to officer recommendation and sifting panel referred to Planning Committee

Neighbourhood Plan: No

Case Summary

The application is for an extension to an existing timber fishing platform on the riverbank. The fishing platform is used by both by adults, and for instructing children to fish. The site lies on the south-east side of the river on Lowside, Outwell. The proposed extension to the platform shall be constructed from timber.

Key Issues

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Any other matters requiring consideration prior to determination of the application

Recommendation

APPROVE

THE APPLICATION

The application is for an extension to an existing timber fishing platform on the riverbank. The fishing platform is used in association with the Well Creek Trust for instructing children to fish and occasional use by adults. The site lies on the south-east side of the river on Lowside, Outwell approximately 250m south-west of the centre of the village. The proposed extension to the fishing platform shall be constructed from timber.

SUPPORTING CASE

There has been objection about access to farmers field behind platform with parking. The field has 2 access points less than 100m apart. Last year the farmer was on field several times and had no problem accessing it.

Another objection was adults only use this platform. Since it opened I have done over 160 coaching sessions with some sessions getting my daughter over to help as she is DBS checked because I've had 4 and even 6 kids in a session. It is only used for children during weekends and school holidays, also some evenings.

When it's not in use for children, some of the less balanced on their feet and elderly are allowed to use it as it is one of the safest places for them to fish from, especially in the winter months. I already have over 10 bookings in next couple weeks and season only starts tomorrow

As for parking causing a danger I have spoken to a few police officers who very often stop and see how kids are doing and they have never mentioned any concern.

You can see the reports from parents by searching online for Martin's fishing for kids

PLANNING HISTORY

20/01732/F: Application Permitted: 15/01/21 - Timber fishing platform and steps for instructing children

RESPONSE TO CONSULTATION

Parish Council: OBJECT

People have observed that children do not use this platform. Lowside is very narrow and any further parking affects the flow of traffic but also its use by pedestrians. It will cause more fury for farmers trying to negotiate the access which is opposite the platform.

Local Highway Authority: NO OBJECTION

REPRESENTATIONS

3 letters have been received from third parties raising objections to the proposed development, including a letter from Cllr Crofts. The following salient points were raised:
Landing stage for Up-to-date cottage was refused by the MLC as it would have been too narrow for boats to pass.
Access to field opposite the fishing platform is difficult due to parked cars.

Cllr Crofts letter

Platform is mostly used by adults.

Parking on street makes it difficult to leave driveway of Arc Rouge safely.

Traffic is often held up by on street parking associated with the fishing platform. extension would enable more cars to be parked on roadside.

Hardstanding should be provided so that cars can be parked off road.

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LDF CORE STRATEGY POLICIES

CS11 - Transport

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

The application is for the extension to an existing fishing platform on the river in Outwell. The site lies outside of the development boundary for Outwell but near the centre of the village. The development is for the extension of an existing use which was granted planning permission under 20/01732/F for a fishing platform for instructing children to fish. The platform is used in association with the Well Creek Trust. The development would enhance the recreational offering from the river and is considered to be a sustainable location near the centre of Outwell in accordance with Policy CS06. Overall, it is considered the principle of development is acceptable.

Form and Character:

The proposed extension is approximately 6m long and with the existing 6m landing stage would create a 12m long landing stage. The site lies on the south side of the river and north of Lowside. There are other fishing platforms and landing stages in the area which contribute to the waterside character of the area. The proposed development would be in keeping with the design and materials of the existing fishing platform and would maintain the character of the area in accordance with Policies CS06 and DM15 of the Development Plan.

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Impact on Neighbour Amenity:

It is considered the nearest residential neighbours at Arc Rouge (approximately 27m east) and Up To Date Cottage (approximately 34m south) would not experience any significant noise or disturbance impact above existing as a result of the proposed extension. There are no other residential neighbours in close enough proximity which would experience any significant impacts. There are no known noise complaints regarding the existing use of the fishing platform. Overall, it is considered the proposed development would not have any significant adverse impact on residential amenity in accordance with Policy DM15 of the SADMPP 2016.

Highway Safety:

Concern has been raised by the Parish Council and third-party representations regarding the potential for increased on street parking. It is noted that Lowside is two-lane width with relatively low levels of traffic. The proposed extension to the fishing platform is not considered likely to give rise to a significant increase in parking requirements. The current use of the fishing platform is not subject to any restrictions in terms of hours of use or numbers of people under 20/01732/F. It is considered limited on-street parking of the scale that may result from the proposed development would not have any significant adverse impact on highway safety.

It is noted the landing stage lies directly opposite a field access, however the same field has alternative access approximately 100m to the south-west which would not be affected. The Local Highway Authority do not object to the proposed development. To ensure that the extended fishing platform is not sold or let to be used for an independent business or commercial purpose that could give rise to a more significant increase in on-street parking, the decision will be conditioned to ensure it is used only in association with the existing fishing platform. Overall, it is considered the development would not have any significant adverse impact on highway safety, in accordance with Policies CS11 and DM15 of the Development Plan.

Other matters requiring consideration prior to the determination of this application:

The Middle Level Commissioners have been notified as indicated on the application form and no response has been received on this application.

Concern has been raised by third parties and the Parish Council regarding whether the platform is indeed used for teaching children. The agent has indicated that it is used to teach children to fish, but also for adults to use when teaching is not taking place. The applicant is working with the Well Creek Trust who partly owns the fishing platform, and states on their website that people are free to use any of their platforms as long as they hold a fishing license. At its core, the application is for the extension to an existing fishing platform and it would not be necessary or reasonable to restrict its use to children only.

CONCLUSION:

The proposed extension to the fishing platform would be in accordance with Borough Council Policies for sustainable development in rural areas under Policy CS06. Furthermore, it is considered the development would not have any significant impact on the character and appearance of the area or on residential amenity in accordance with Policy DM15 of the SADMPP 2015 and Policies CS06 and CS08 of the Core Strategy 2011. Lastly, the

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proposed extension would not result in any significant highway safety hazard in terms of on-street parking in accordance with Policies DM15 of the SADMPP 2016 and CS11 of the Core Strategy 2011. It is the officer's recommendation that permission be granted for the proposed development subject to the conditions set out below.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans. Dwg nos. 2151 Rev A (Location Plan and Block Plan), and 2151 Rev A (Proposed Elevations and Section).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The extension to the fishing platform hereby permitted shall be used in association with the existing fishing platform shown in blue on the approved location plan and shall at no time be used for an independent business or commercial purpose.
- 3 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.