

TITLE : 05/00292/FUL
**INSTALL FLOATING PONTOON WITH ACCESS OVER
SEAWALL FOR BERTHING OF PRIVATE YACHT
PLOT 16 KINGSMANS FARM ROAD HULLBRIDGE**

APPLICANT : MR E & MRS A BASS

ZONING : METROPOLITAN GREEN BELT

PARISH: HULLBRIDGE PARISH COUNCIL

WARD: HULLBRIDGE

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 778 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday, 24 May 2005, with any applications being referred to this meeting of the Committee. The item was referred by the Head of Planning Services following the comments of English Nature.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

9.1 Hullbridge Parish Council - No objections or comments

NOTES

- 9.2 This application is to a site on the southern bank of the River Crouch and to the rear of an existing plot currently with construction of a new house at an advanced stage located amongst an existing group of dwellings and plots fronting Kingsmans Farm Road and within the Riverside Settlement defined at Policy H10 to the Council's Adopted Local Plan.
- 9.3 The proposal is to construct a floating pontoon connecting with the sea wall defence and extending out over the wall base onto the mudflat. The pontoon would be located between two existing pontoons located immediately to the rear of Nos. 15 and 17 Kingsmans Farm Road. The pontoon proposed would be separated from the adjoining pontoons by a gap of some 2m to the west and 3m to the east. The application includes a copy of a licence granted on 2nd March 2005 by the Crouch Harbour Authority for the proposal.

- 9.4 The applicant is the owner of the house under construction immediately in front of the proposed pontoon and fronting onto Kingsmans Farm Road. The pontoon would act as a private jetty serving the house and is within the designated area of the Riverside Settlement defined at Policy H10 of the Adopted Local Plan whereby Policy LT13 specifically allows such development by owners of the properties situated within the Riverside Settlement in recognition of demand for access to water by occupiers adjoining the river and the benefits to protection from erosion that jetty development brings by reducing the scour of the tide along the river edge. No objection is raised by the Environment Agency or Crouch Harbour Authority and therefore the proposal complies with Policy LT13.
- 9.5 **Crouch Harbour Authority:** No Comments or Objections to make.
- 9.6 **Environment Agency:** Have no objection to the proposal but advise that prior written consent of the Agency is required for any proposed works or structures either affecting or within 9m of the tidal or fluvial flood defence.
- 9.7 2 letters have been received from residents in the vicinity of the site and which make the following objections;
- Have no major problems with the application but the area will be very crowded with pontoons
 - Insist that any piles erected must be in line with those already in place and any pontoon attached must be kept in line with the front of existing pontoons on the riverside otherwise this will make it impossible to berth our boat
 - Will need access via water to the rear and side of the pontoon needing a gap of at least five - six feet

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The Pontoon/Jetty hereby permitted shall be solely for the private use of the owner/occupier and the family of the owner/occupier of the property at Plot 16 Kingsmans Farm Road, Hullbridge.
- 3 Prior to the commencement of the development hereby approved the applicant shall submit written details of the materials and external appearance of the Pontoon/Jetty and means of access over the sea defences to the Local Planning Authority. No development shall commence until such details as may be agreed have been approved in writing by The Local Planning Authority.

Relevant Development Plan Policies and Proposals

LT13, RC5, RC7, of the Rochford District Council Local Plan First Review



Shaun Scrutton
Head of Planning Services

For further information please contact Mike Stranks on (01702) 546366.

The local Ward Member(s) for the above application are Cllr. Mrs L A Butcher
Cllr. Mrs R. Brown Cllr. P R Robinson