

Mr Nickerson
BWML
Sawley Marina
Sawley
Nottinghamshire
NG10 3AE

Tel: 01895 556776
Case Officer: Katherine Mills
Email address: kmills2@hillington.gov.uk

13 December 2013

Our Ref: PE/00062/2013

Dear Mr Nickerson,

RE: Change of use of ten (10) existing leisure moorings to residential moorings.

SITE: Packet Boat Marina, Packet Boat Lane, Uxbridge, UB8 2JJ

I refer to your request for pre-application planning advice relating to the above development. The advice provided is based on the following drawings and documents issued to the Local Planning Authority for consideration:

- Site Location Plan
- Marina Plan
- PBMR/001 Packet Boat Marina – Site Plan
- BWML Mooring Berth Definitions
- Planning Statement

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that should be addressed should you choose to submit a formal planning application. Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice the formal decision of the Council. Wide consultation in respect of any subsequent planning application may raise additional issues. The depth of analysis provided below corresponds with the scope of information made available to Council officers.

The Site and Surrounds

The Packet Boat Marina is located on the western edge of the borough, on the south eastern side of Packet Boat Lane, immediately to the west of the Water's Edge Public House and the Grand

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Union Canal, north of its junction with the Slough Arm. The site provides a marina with wide beam and narrow boat berths, a visitor centre and shop, boatyard, landscaped grounds and car park accessed from Packet Boat Lane to the north. The entrance to the marina for boat traffic is from the Slough Arm to the south.

The marina forms part of the Green Belt and is a Nature Conservation Site of Metropolitan or Borough Grade I Importance. It also forms part of the Colne Valley Regional Park and is located within Flood Zone 2. The Water's Edge Public House and the boatyard of the marina also form part of the Cowley Lock Conservation Area which adjoins the application site to the north.

The site has a Public Transport Accessibility Level (PTAL) of 1a.

The Proposal

The proposal is to change the use of ten (10) existing leisure moorings to residential moorings. The marina currently provides berths for a mixture of wide beam and narrow boats. The site comprises 157 moorings, of which 20 are existing residential moorings. The proposal would therefore result in a total of 30 residential moorings which would be spread out across the marina. The proposal would not result in an increase in the number of boats located within the marina. There would be no change to the existing parking, refuse and toilet/shower facilities on the site.

Site History

The site has the following planning history:

53216/APP/2012/1956 – Installation of pontoon and 6 additional residential moorings and landscaping scheme – Refusal 06/11/2012

53216/APP/2012/604 – The installation of eight railway sleeper walled gardens with gravel floors and a viewing platform – Approval 06/08/2012

53216/APP/2009/672 – Change of use from Class A3 Cafe to Class B1 Office – Refusal 10-06-2009 – The application was allowed at appeal 22/01/2010 (Planning Inspectorate appeal reference: APP/R5510/A/09/2108045)

53216/APP/2000/2653 – Creation of an area of public open space and a public walkway on an area of derelict/vacant land, linked to the existing towing path, via the deposition of surplus soil arising from the development of the marina, urban farm and public open space to the north of the Slough Arm – Approval 25-11-2004

53216/98/1499 – Construction of a 93-berth marina with associated residential moorings, visitor centre and retail area, sanitary station and car parking facilities. Upgrade of the existing boat repair buildings and yard including the construction of a dry dock. Rationalisation and improvement of the garden area and car parking of the existing public house/ restaurant. Development of an urban farm and associated parking. Retention and reprofiling of a reduced lake area. (Application involves removal of an existing horticultural nursery and demolition of glasshouses).

The entire site history can be viewed on the Council's website at the following link:
<http://www.hillingdon.gov.uk/index.jsp?articleid=10058>.

Planning Policy

The proposed development would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2011, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

Main Planning Issues

1. Principle of development

Policy BE31 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that applications for residential moorings will be assessed on the following criteria:

- (i) residential moorings should be located on urban stretches of the canal and not on rural or open stretches where they would be incongruous and out of place;
- (ii) they should be located so that they do not interfere with other uses of the canal, or use of the bank or towpath, and should generally be located off the canal in a marina or basin, or on the non-towpath side;
- (iii) the number and density of boats at any point should not be so great that they act as a barrier separating people on the bank from the canal, or exert a detrimental effect on the canal scene;
- (iv) provision for service vehicles and car parking must be made in a form which will not adversely affect the amenity of the canal; and
- (v) adequate service facilities must be provided.

The proposal would not increase the total number of moorings within the marina as the ten moorings already exist and are used by boat owners on a semi-permanent basis for unlimited leisure use. The change to residential use would allow permanent residency. The use of moorings for permanent residency within the Packet Boat Marina has already been established with 20 existing residential moorings.

There would be no change to the existing refuse and toilet/shower facilities on the site. The marina has parking for over 140 cars with 20 spaces allocated to the existing residential moorings. The proposal would allocate another 10 spaces to the new residential moorings. Adequate parking would be retained for use by other users of the marina.

The Canal and River Trust have been consulted on this proposal and have raised no objections to the change of use from leisure to residential moorings.

2. Flood Risk

The application site is located within Flood Zones 2 and 3 and so a flood risk assessment would be required. The main focus of the flood risk assessment should be on ensuring safe egress from the accommodation in a flood event.

3. Application Submission

Consultees

Internal contacts within the Council who should be contacted if further detailed advice on flooding is required:

- Victoria Boorman, Floodwater - vboorman@hillingdon.gov.uk

List of documents to be submitted

- Application form for Full Planning permission
- Relevant Fee
- Design and Access Statement
- Location Plan
- Site Plan
- Flood Risk Assessment

Please note that this list is not exhaustive and other information may be required on the proposals program.

E-planning

As part of Hillingdon's commitment to provide the best possible e-enabled services, we encourage you to submit any planning application online via the Planning Portal. Full details are on the Council's website.

You can attach drawings and supporting documents, download the appropriate Ordnance Survey map and calculate the fees as part of submitting your planning application.

Some of the other benefits of submitting planning applications online are:

- You can send your application at anytime (available 24/7).
- You get an immediate response so you know we have received it.
- You can also track your application's progress through the Council's website.

If you have any questions or need assistance there is a dedicated team to answer any questions or talk you through the process. We are more than happy for you to submit your application form online and post the plans to us (either on paper or CD).

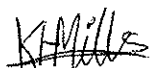
Please be aware that files/documents larger than 10 Megabytes (MB) can not be opened by the public viewing planning applications on the Council's website.

Feedback

Hillingdon Council continually reviews feedback on the pre-application service offered within the Planning Team. We are committed to improving the service and your views are very important in helping us to achieve this. We would be grateful if you could spare some time to complete a short feedback form. The form can be found by clicking on the following link: <https://www.snapsurveys.com/wh/s.asp?k=138140536757>. Thank you in advance for your views and taking the time to provide feedback.

Thank you for entering into the Councils pre-application advice service and I trust you have found this service of assistance.

Yours sincerely



Katherine Mills
Planning Officer
Planning Department
Residents Services
London Borough of Hillingdon

Planning Guarantee.

Hillingdon are committed to ensure the best possible service provision to all of our applicants. In order to ensure this, we will not be able to facilitate negotiation which would result in an application being determined outside of statutory timeframes, unless the applicant has entered into a Planning Performance Agreement.

