

Colton Parish Council has the following response to:

7/2010/5160 - Ridding Bay, Lakeside - Replacement boathouse with extended timber jetty and new timber jetty.

Objections to this development mainly on policy grounds similar to that submitted for previous application (7/2007/5647):

- i) There are concerns about the acceptability of this development in this lakeshore setting and against the context of the area in general. We note particularly that Policy NE7, Development of Lakeshores, states: "Only development which because of its function, such as new jetties, moorings and boathouses associated with appropriate recreational uses, or appropriate changes to existing development, which cannot be reasonably located elsewhere, will be permitted on lake edges." and "Development of land between roads and lake shores has been strictly controlled, primarily to protect visual amenity, but also to safeguard the potential for quiet public enjoyment and to protect wildlife. Development between a road and lake can all too easily damage the harmony between fields or woodlands and the shore. Views from or across lakes and tarns can also be damaged by intrusive development close to shores on the opposite side of the road to the shore."
- ii) The plans show a significant expansion and increase in height of the existing boathouse to a 2 -storey building with accommodation above, rather than a re-build of a simple single storey boathouse wet-dock.
- iii) Although the application does not indicate change of use to accommodation, we note the 'dayroom' facilities appear to include kitchen area and bath/toilet - with little justification of need in association with a boathouse. We are concerned at the possibility of this becoming living accommodation and the precedent this might set for other boathouses.
- iv) There are concerns about possible damage to the ecology of the lakeshore, plantlife and roots of mature trees. We note that the tree survey states that no trees need to be felled (page 15, section 7.2), whereas Appendix 6 appears to recommend felling of an ash tree.
- v) Lastly, overall, there are concerns at the 'drip-feed' of applications from this site, of which this is one. Taken together, residents and the Council have concerns that this is pointing towards a commercial development, rather than domestic need.