

Boddingtons Planning

Water Drainage Strategy

**The erection of a marquee during winter months –
1st October to 31st March annually for the storage and repair of
boats**

at

**Val Wyatt Marine
Willow Marina
Willow Lane
Wargrave
RG10 8LH**

November 2025

Background

The marina has operated on site since the 1930s. The main purpose of the business is the sale, mooring, maintenance and storage of boats.

Each winter it is necessary to lift boats from the water to store on the land. There are approximately 200 boats on site for hard standing storage during October to March/April each year. The timing of boats being returned to customers depends on weather and river conditions in the months leading up to the start of Spring. Some years relaunch is completed in May.

The advantage of being able to store undercover is that various works of repair and maintenance can be carried out by staff on site throughout the winter on behalf of the owners without having to wait for dry weather conditions. It makes the winter operations more efficient and ensures that most works are complete by the spring, and more boats can be returned to the water earlier rather than having to wait for better weather to complete the backlog. Such works as painting, teak cleaning and polishing as well as overhauls and more serious repairs are carried out and are weather dependant. Boat cleaning also requires cover.

The marquee was purchased in 2018 and is now completing its third year. The fact that it has been in location for this time is testament to its screened location and lack of impact on neighbours. The query was raised following another application recently.

At the end of the winter period the marquee is dismantled and stored on site over the summer period. The only view into the site is from the river and when activity is at its greatest the marquee is not erected.

The marquee allows approximately 20 boats in addition to the extant capacity of around 30 boats to be stored and worked on undercover, with around 150 outside on the hardstandings. The location of the marquee allows some rotation of boats which is difficult with the other accommodation, again speeding winter works

Boats not under cover will be covered individually by plastic tarpaulins or heavy winter covers. (see photo). Such covers are not required for boats undercover in buildings or the marquee.

The applicant has found the arrangement approved to be very successful and flexible for the winter operations of the marina

Proposal

The proposal is for the erection of a marquee for the storage and maintenance of boats ancillary to the marina business for 6 months within a year (1st October to 31st March). This effectively the renewal of the previous permission that has inured for the past 5 years on site without any issue. However, the applicant wishes to extend the length of the marquee from 36 to 54m as shown on the submitted plans. A new permission is therefore required.

However, as the temporary period to allow the council to consider the impact of the marquee in principle has been ongoing for 5 years they may consider that it is not necessary to impose a further 5-year temporary permission. That is a matter for the LPA to decide given that the proposal is different from that previously approved.

Under section 72 of the Town and Country Planning Act 1990 the local planning authority may grant planning permission for a specified temporary period only.

Circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period.

It will rarely be justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale, such as temporary classrooms and other school facilities). Further permissions can normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning permission will then be granted permanently.

A condition requiring the demolition after a stated period of a building that is clearly intended to be permanent is unlikely to pass the test of reasonableness. Conditions requiring demolition of buildings which are imposed on planning

permissions for change of use are unlikely to relate fairly and reasonably to the development permitted.

Planning History

Planning permission was granted for a temporary period of 5 years for the location of a marquee within the marina site for 6 months of the year (1st October to 31 March each year. (ref 210538) Approved April 2021.

Discussion.

The site forms part of a boat yard next to the river. The site falls within the flood plain and frequently floods. The marquee has small frame legs that impact minimally on the flood plain. The applicant expects the site to floor and the existing marquee that has been in location for the past 5 winters has not given rise to concerns by the EA for any risk of flooding elsewhere.

The marquee has no sides and is used for the storage of boats so that they can be worked on during non-flood times in winter. It is low risk to personnel. The extension sought over that already approved previously will behave in the same way and cause little risk

Conclusions

There are no connotations to the site flooding as it does frequently. When the water recedes, it returns to the river as always. There are no requirements to stop the site flooding, and the drainage strategy is to leave the water to find its own level in its own time.

The Photo below shows the site flooded with the marquee erected taken last year.

