

THORPE ST ANDREW TOWN COUNCIL

MINUTES OF THE PLANS COMMITTEE MEETING HELD ON 10th MARCH 2008

PRESENT: Mr J. F. Fisher (Chairman) Mr S. Freeman-Pannett
Mrs O. M. Campbell Mr E. A. Newberry
Mr R. S. James Mr D. R. C. Spooner

IN ATTENDANCE: Mr S.J. Ford, Town Clerk

APOLOGIES FOR ABSENCE: Mr D. E. Eley (Vice-Chairman), Miss S. C. Lawn,

DECLARATIONS OF INTEREST:

None.

MINUTES: The minutes of the meeting held on 10th February 2008 were approved and signed.

PLANNING DECISIONS:

The list of recent planning decisions was noted.

URGENT MATTERS NOT ON THE AGENDA BUT PREVIOUSLY NOTIFIED TO THE CHAIRMAN

The Clerk requested that members advise the Town Council office of the plans that should be downloaded for projection when the application was considered at Plans Committee meetings. This would avoid unnecessary work created by downloading information that was not required.

PLANNING ITEMS RAISED BY RESIDENTS:

The applicant for application BA/2008/000587 7 St Lucia Court provided additional information relating to their planning application. Town Tree Warden Mr P. Rope provided information regarding protected and other trees that were affected by planning application 20080295. Neighbouring residents to planning application 20080172 presented their concerns regarding the proposed development.

FUTURE AGENDA ITEMS

None.

ENFORCEMENT ACTION TAKEN BY BROADLAND DISTRICT COUNCIL

The monthly report was noted.

THORPE HALL PLANNING APPEAL BA/2007/0203

Information on the appeal was noted.

NCAPTC MEETING WITH THE BOUNDARY COMMITTEE

Mr E. A. Newberry would attend the meeting on 13 March 2008 at County Hall.

EAST OF ENGLAND REGIONAL ASSEMBLY: PLANNING FOR GYPSY AND TRAVELLER ACCOMODATION

Further information on the proposals would be obtained and brought to the April meeting.

FENCING AT LAUNDRY LANE RECREATION GROUND

Approval had been given by the District Council for fencing and hedge removal work at Laundry Lane and St Catherine's Road.

PLANNING APPLICATIONS

20080125 32 South Hill Road Two storey rear extension

No objections. There are concerns regarding future maintenance due to the small gap between the proposed extension and the neighbouring property.

20080146 20 Spinney Road Single storey front extension.

No objections.

- 20080170 Langley Prep School Retractable enclosure over existing swimming pool.**
No objections.
- 20080172 27 South Avenue Erection of dwelling and garage. (Revised proposal)**
No objections.
- 20080189 259 Thunder Lane Phase 1 works comprising single storey and rear extension and phase 2 works comprising first floor side extension.**
No objections.
- 20080215 244 Plumstead Road East Single storey rear extension.**
No objections. There are some concerns regarding the roof line. A lower height would be preferred to reduce the impact on the neighbouring property.
- 20080217 37 Bunyan Close Conservatory to rear.**
No objections.
- 20080222 68 Belmore Road Erection of conservatory.**
No objections.
- 20080256 19 St Catherines Road Two storey front extension.**
No objections.
- 20080258 Garage block South Hill Rd Rear 58 Charles Avenue Demolition of garage block and erection of dwelling.**
Objections. The proposed house is over development of the small plot and out of keeping with the neighbouring street scene of bungalows. The proposed development does not meet the requirements of planning guideline GS3. There are some concerns regarding loss of light to neighbouring properties. The adjacent bus stop is a well used amenity and its position should be protected and unaffected if the proposed development went ahead.
- 20080295 43 Beechwood Drive Erection of detached dwelling.**
Strong objections. The proposed development is very little different to previous proposals that were refused planning permission. The proposals are over-development, intrusive to neighbouring properties and are out of character with the established area and conflict with policies GS3 and ENV2. Constructing the property on the west boundary does not meet the adopted SPG Design Guide.
There are concerns regarding adjacent protected trees; particularly the sweet chestnut that overhangs the site. If the development was permitted work to protect the trees would be required before any construction work could commence.
- BA/2008/0053 Thorpe Hall Proposed new quay heading and associated board walkway to full length of river frontage.**
No objections. There are some concerns regarding the width of boat that could be moored and its effect on river traffic negotiating the adjacent bridge.
- BA/2008/0058 7 St Lucia Court Proposed new mooring and decking.**
No objections. There are some concerns regarding the width of boat that could be moored and its impact on the activities of the Yare Boat Club due to the width of the river at this point. The Yare Boat Club should be consulted on the proposals before a decision was made.
- BA/2008/0053 9 Bungalow Lane Replacement pressure treated softwood quay heading.**
No objections.

Date of Next Meeting – 21st April 2008