

THORPE ST ANDREW TOWN COUNCIL

MINUTES OF THE PLANS COMMITTEE MEETING HELD ON 8th SEPTEMBER 2008

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

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

APOLOGIES FOR ABSENCE: Miss S. P. Lawn.

DECLARATIONS OF INTEREST: None.

MINUTES: The minutes of the meeting held on 11th August 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: None.

PLANNING ITEMS RAISED BY RESIDENTS: Seven members of the public were present to raise their objections to planning application 20081248, 6 Laundry Close.

URGENT TOWN MATTERS: The response to Broads Authority Residential Boat Policy consultation that had been considered at the previous meeting was reviewed prior to its submission. There were no objections to the revised submission of a travel plan for the hotel at Bannatynes Fitness Club.

ENFORCEMENT ACTION

None.

TREE PRESERVATION ORDER ORDER 2008 (No 17)

The confirmation of the tree preservation order for trees at 149 Yarmouth Road was noted.

GREATER NORWICH DEVELOPMENT JOINT CORE STRATEGY

The main concern that would be put forward was that the infrastructure should be put in place first and feeder roads should be given attention to relieve pressure on existing roads. The housing allocation had been set by the government and that could not be argued against but the allocation would require new roads to avoid exacerbating the problems that exist particularly at peak times on many of the key roads that served existing population centres.

BROADS LANDSCAPE CHARACTER ASSESSMENT

The contents of the draft appraisal were noted and the Clerk was delegated authority to submit a response to meet the deadline of 27 October 2008.

NORWICH CITY COUNCIL. 08/00593/F 174 – 178 AND PART 180 Plumstead Road. Construction of new retail food store, associate parking and landscaping.

There were no objections to the proposed development and the traffic plan for the project was endorsed.

BROADS AUTHORITY – PROPOSED POLICY REVISION TO THE DRAFT DEVELOPMENT MANAGEMENT POLICIES DPD

The update on progress of the Local Development Framework and a proposed revision to the draft Development Management Policies DPD was noted.

FUTURE AGENDA ITEMS

The joint meeting with Mr P. Kirby, Chief Planner of the District Council and Postwick, Thorpe End and Rackheath parish councils regarding housing and road layout would take place at 7.30pm on 2nd October 2008 at the Fitzmaurice Pavilion.

PLANNING APPLICATIONS

20081106 15a Caston Road Single storey rear extension

No objections.

20081156 43 St Williams Way Single storey rear extension and external deck area.

No objections.

20081160 4 Birkbeck Way Single storey front extension

No objections.

20081165 12 South Avenue Alterations and extension

No objections.

20081173 87b Yarmouth Road Change of use from office (B1) to boarding house (C1).

No objections to the change of use. There are concerns regarding parking and it is considered that a maximum of two parking spaces should be provided.

20081204 8 Beechwood Drive Erection of detached single garage to side/rear of dwelling.

No objections.

20081218 81a Gorse Road Bow window to front.

No objections.

20081248 6 Laundry Close Erection of 2 no. detached and 1 pair semi-detached chalet style dwellings with garages

Objections. It is considered that the proposed four dwellings would be gross over-development of the site. The first floor windows of the chalets would cause considerable loss of privacy to neighbouring properties. The four dwellings would create too many traffic movements over an unmade and un-adopted road with no pedestrian path and an exit close to the Thunder Lane traffic light controlled junction. Laundry Close is well used by cyclists and pedestrians and in particular children and parents attending local schools. There are existing surface water drainage problems that would be exacerbated by the proposed four dwellings. It is understood that there is a surface water drainage pipe from Thunder Lane to Margaret Avenue running through the site. The proposed development fails to comply with planning policies GS3 and ENV2 and a substantial number of trees would be lost to enable the development.

Date of Next Meeting – 29th September 2008