

**THORPE ST ANDREW TOWN COUNCIL**

**MINUTES OF THE PLANS COMMITTEE HELD ON 30<sup>th</sup> APRIL 2007**

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

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

**APOLOGIES FOR ABSENCE:**, Mrs S. E. Eltringham, Mr I. J. Mackie, Mrs Y. E. Utting

**DECLARATIONS OF INTEREST:**

None.

**MINUTES:** The minutes of the meeting held on 16<sup>th</sup> April 2007 were approved and signed.

**PLANNING DECISIONS:**

None.

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

None.

**PLANNING ITEMS RAISED BY PARISHIONERS:**

Residents of St Andrews Avenue and Birchwood raised their concerns regarding application 20070529, 6 St Andrews Avenue. The applicant for 20070520, 39 Hansell Road gave further information relating to the proposed conservatory at the property.

**FUTURE AGENDA ITEMS**

None.

**ENFORCEMENT ACTION TAKEN BY BROADLAND DISTRICT COUNCIL**

None.

**FUTURE PLANNING AGENDA ITEMS:**

None.

**ENFORCEMENT ACTION TAKEN BY BROADLANDDISTRICT COUNCIL**

Further information on the progress of Enforcement reference numbers 2006ENF230 had not been received. A decision on planning application relating to 2006ENF429 15b Caston Road would not be made until an arboricultural report had been submitted by the applicant.

**BROADLAND DISTRICT COUNCIL – DRAFT SUPPLEMENTARY PLANNING DOCUMENT ON RECREATIONAL OPEN SPACE AND SUSTAINABILITY REPORT - CONSULTATION**

The Parish Amenities Officer's comments relating to standards of construction would be submitted.

**PLANNING APPLICATIONS**

**20070443      15 Blakestone Drive      Erect conservatory to side**

No objections.

**20070444      48 Eastern Road      Alterations and extensions including rooms in roof**

No objections but it is considered that a fence should be erected to protect the privacy of the neighbouring properties conservatory from the new kitchen window.

**20070475      82 Gordon Avenue      Conservatory to rear**

No objections.

**20070486      49 Spinne yRoad      1. Front porch. 2, Two storey side extension 3. Replacement single storey rear extension**

1. No objections to the porch.
2. Objections. The two storey extension is over large and un-neighbourly. Due to its height and bulk the neighbouring property would lose afternoon sunlight and the east elevation would be very intrusive. A single storey extension might be more acceptable
3. No objections to the single storey rear extension

**20070494      12 Thor Road      Single storey side extension**

No objections.

**20070501      6 St Andrews Avenue      Single storey side extension**

Objections. The proposed extension would be erected at the closest point to neighbouring properties and because of the differing ground levels would be extremely obtrusive. Windows in the proposed extension would overlook neighbouring properties and severely affect their privacy. There are also concerns regarding the impact of building work on the adjacent protected tree. There are concerns that the roots could be damaged during construction works and also the impact that the extension would have in the future on the tree's health. The design of the extension is not sympathetic to the house.

**20070520      39 Hansell Road      Erect conservatory to rear**

No objections in principle although there are some concerns regarding future maintenance where the building is built right up to the boundary of the neighbouring property. It appears that the gutters could overhang the boundary and be difficult to maintain as a result. The adjoining neighbour would like a fence erected in front to soften the impact of the brick side of the conservatory.

**20070525      Plots 4 & 10      Erection of three office buildings (B1 use) and external works including Parking (Reserved Matters)**  
**Broadland Business Park**

Strong objections. Three buildings with almost 600 parking spaces is overdevelopment of the site. There are concerns regarding access to the site; during rush hours there is a constant stream of traffic heading east which would seriously impede traffic from the site flowing onto Yarmouth Road. The site should access Peachman Way to reduce the impact on traffic flow. The recent parking consultation document suggest that car parks should be part of the building by placing underground for example and the parking provision should implement the proposed new standards. No travel plan has been submitted with the application and it is considered that a travel plan should be submitted before the application is determined. An overall review of traffic flows in the area should be carried out to accurately forecast the impact of traffic using the roundabout.

**20070529      2 St Andrews Avenue      Single storey rear extension and detached garage (Revised proposal)**

No objections.

**Date of next meeting:** 14<sup>th</sup> May 2007