

**THORPE ST ANDREW TOWN COUNCIL  
MINUTES OF THE PLANS COMMITTEE MEETING  
HELD ON 29<sup>th</sup> OCTOBER 2007**

**Present:** Mr J. F. Fisher (Chairman) Mrs S. P. Lawn  
Mr D. E. Eley (Vice Chairman) Mr E. A. Newberry  
Mrs O. M. Campbell Mr D. R. C. Spooner

**Apologies for Absence:**

None.

**Declarations of Interest:** None.

**Minutes:**

The minutes of the meeting held on 8<sup>th</sup> October 2007 were approved and signed.

**Notices of Planning Decisions:**

The lists of recent planning decisions was noted.

**Urgent Parish Matters not on the Agenda  
but previously notified to the Chairman**

None.

**Planning Items Raised by Parishioners:**

None.

**PLANNING APPLICATIONS**

**20071393      Roxley House                      Change of use of Care Home to  
68 Yarmouth Road                      Offices (Use B1)**

Objections. There are concerns regarding the design and access statement that states the area around the site consists of residential offices and sufficient off road parking; this is not only misleading it is a false statement. The area is entirely residential except for the village hall that is opposite the site. There are escalating parking problems in Yarmouth Road as a result of recent residential developments and activities at the village hall.

Conversion of the property into a 20 room office development with only seven parking spaces would exacerbate parking problems; if waiting restrictions were introduced as a result of the development this would impact on residential properties by a substantially increasing all day on road parking.

The building should be developed for residential purposes and not business use. There is ample space available for business use on the three business parks nearby. The client should provide evidence that they have searched elsewhere for business premises and clearly make a case for using a residential property for business use.

**20071395      Land south of Bannatyne's Erection of 3 storey hotel and  
external works including extended  
car park and landscaping**

Objections. There are concerns regarding the impact the development would have on parking in the area. It is understood some parking is being provided to adjacent offices that would be displaced if the development went ahead. The increase in traffic movements that would arise as a result of the 50 bedroom hotel would exacerbate the existing traffic build up problems that occur at peak times on Yarmouth Road.

Additional developments at the adjacent Broadland Business Park would have their access restricted due to the heavy volume and flow of traffic on Yarmouth Road. If the development was permitted the tree screen on the bank should be extended and planted all along the southern section with native species to prevent impact on properties opposite with cars parking and lights shining across the road. We do not accept the car parking figures as shown and believe there will be insufficient spaces for all the site functions.

The planting scheme should be drawn up in consultation with the tree officer and tree warden. The avenue of limes to the side of the development are an important and historic feature of the site and there are concerns that they may be impinged by the proposed development. It is considered that they should be protected by tree preservation orders.

It is considered that greater efforts should be made to reduce the environmental impact of the building by use of solar panels and grey water for example. Light pollution should be carefully considered and any outdoor lights associated with this proposed development should be fully shielded, directed downwards and fitted with white low energy lamps and switched on only when needed (no dusk to dawn lamps).

The position of the hotel is not supported, it is considered that it would be better located where the tennis courts are currently located. This would reduce the impact on the neighbouring residential development at St Andrews Park.

**20071406      27 St Catherines Road      Single storey front extension.**

No objections.

**20071421      5 Hillside Avenue      Two and single storey side extensions.**

No objections.

**20071478      2 Meadow Lane      Erection of double garage and granny annexe & demolition of existing shed..**

No objections. A condition should be imposed that any occupation of the development should be linked to the main property.

**20071495      2 Ring Road      Erection of front boundary wall.**

No objections.

**20071496      60 Eastern Avenue      Alterations & extensions to provide pitched roof and balcony.**

No objections. There are some concerns regarding the steeply sloping nature of the area site and neighbouring property to the east. The raised roofline might cause loss of light to 40 Eastern Crescent; it is possible the deck might impinge on their privacy too.

**Future Agenda Items (Not for discussion):**

Concerns were raised regarding Tree Preservation Orders generally. Many of the existing had been put in place in 1961. A review of Tree Preservation Orders would be requested with areas such as the grounds of The Cottage and 2 Spinney Road being highlighted as areas that could require reviewing.

**Enforcement Action taken by Broadland District Council:**

The monthly list had not been received.

### **Greater Norwich Development Partnership**

Information on the launch of the Joint Core Strategy Issues and Options Consultation was noted. Mr E. A. Newberry, Mr D. Spooner and Town Tree Warden, Mr P. Rope would attend the launch meeting on 6<sup>th</sup> November.

### **Broadland District Council - Notice of Planning Appeal**

Information confirming the date of the Hearing of Appeal reference APP/K2610/A/07/2036558/NWF – 14 Harvey Lane was noted.

**Date of Next Meeting:** 19<sup>th</sup> November 2007