

THORPE ST ANDREW TOWN COUNCIL

MINUTES OF THE PLANS COMMITTEE HELD ON 11TH JUNE 2007

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

IN ATTENDANCE: Mrs J Fenn, Deputy Clerk

APOLOGIES FOR ABSENCE: Mr B. R. Simpson

ELECTION OF CHAIR AND VICE CHAIR:

Mr J. F. Fisher was elected Chairman and Mr D.E. Eley was elected Vice Chairman of the Plans committee.

DECLARATIONS OF INTEREST:

None.

MINUTES: The minutes of the meeting held on 30th April 2007 were approved and signed.

PLANNING DECISIONS:

The list of recent planning decisions were noted.

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

Election of Chair and Vice Chair to be included on agenda.

The decision to dismiss the appeal the for 21 Highfield Close, Thorpe St Andrew from the Planning Inspectorate was noted.

Information received from Norfolk County Council regarding the closure of Green Lane North from the junction of Plumstead Road East to the Broadland Way roundabout from 25th June was noted.

A copy of the revised Broads Authority Local Development Scheme will be held in the office.

PLANNING ITEMS RAISED BY PARISHIONERS:

Seven members of the public were in attendance regarding the two storey rear extension at 47 Gordon Avenue and the erection of a detached bungalow and garage at 4a St Andrews Avenue.

FUTURE AGENDA ITEMS

None.

ENFORCEMENT ACTION TAKEN BY BROADLAND DISTRICT COUNCIL

None.

PLANNING APPLICATIONS

BA20070045 26 Yarmouth Road **Proposed extension to ground floor dining room**

No objections.

BA20070074 Thorpe Hall **Erection of railing to river frontage**
Yarmouth Road **and new gate in existing hedge along Thorpe Hall Close boundary**

No objections. We will support any comments that the Conservation Officer will make

BA20070085 Thorpe Hall **Proposed erection of handrail to**
Yarmouth Road **main staircase at ground, first and second floor levels and installation of combustion air extraction vents**

No objections. We will support any comments that the Conservation Officer will make

20070560 Plot 16A Peachman Way **New driving test centre with associated administration building car parking, motorcycle test area, access road and landscaping**

No objections in principle.

However concerns were raised regarding noise levels and additional traffic from learner drivers and training personnel using the site throughout the day and increasing the traffic flow during peak periods. Criteria does not conform to B1, B2 and B8 framework.

20070595 39 Ireton Close **Conservatory to rear**

No objections.

20070610 Land adj **Single storey extensions**
7 Whitlingham Lane

No objections.

20070618 129 Thunder Lane **Single storey rear extension**

No objections. However, the design does not allow enough space for maintenance of the neighbouring property and contains no details of surface water drainage.

20070624 18 Margetson Avenue Single storey rear extension

No objections.

20070633 38 Waller Close Two and single storey side extension (revised proposal)

No objections.

20070634 12 Charles Avenue Erection of garage to side

No objections.

20070639 19 Hampden Drive Side extension incorporating rooms in roof

No objections.

20070667 Cedars, 75 Thunder Lane Single storey front and rear extensions (revised proposal)

No objections.

20070679 196 Thunder Lane Two storey side/rear extension

No objections.

**20070682 The Griffin
212 Yarmouth Road Non illuminated hoarding**

No objections.

**20070706 Land adj to
36 Primrose Crescent Erection of bungalow**

Strong objections. Over development of plot which is not big enough to support any development.

20070725 47 Gordon Avenue Two storey rear extension

Objections. Excessive extension on first floor level imposing on bungalow next door with loss of light for neighbour's kitchen. Plot suitable for single storey extension.

20070762 11 School Avenue Single storey rear extension

No objections.

20070780 4a St Andrews Avenue Demolition of attached garage and erection of attached garage. Sub-division of residential cartilage and erection of detached bungalow and garage (revised proposal)

Objections. The proposed dwelling and garage is over development of a small site and is contrary to Planning Guidance Note 3. There are highway concerns regarding the shared access. The existing bungalow has a parking and turning area for a vehicle but the new development does not. The amenity space and garden are small. The roof line is unacceptably high and will seriously impact on the street scene and neighbouring properties. Whilst the plot may be similar in size to that of 2a the loss of over 50% of the garden at 4a to enable the proposed development would result in an unacceptable escalating of good sized properties on very small plots that would be incongruous with the overall street scene of St Andrews Avenue. If permitted the development would be contrary to Policy HOU11 paragraph 4.47. There are further concerns regarding the protected beech tree in the neighbouring property at Birchwood as it is in relatively close proximity to the proposed dwelling.

20070784 41 Eastern Road Single storey rear extension

No objections.

20070525 Plot 4 Broadland Business Park Erection of 2 office buildings (B1 use) and External works including parking (Reserved Matters) - Amended Plans

Objections. Over development of site, excessive car parking space. No travel plan in place. Traffic problems with single lane getting on and off bypass. Consideration should be given to an additional road from the Business Park to Plumstead Road, Thorpe End. The car park should be built before the office buildings to provide space for the builders' vehicles whilst building work is in progress.

Date of next meeting – 9th July 2007

Plans meeting - 11 June 2007

Yvonne does not wish to be on the Plans Committee. S Ford to be informed.

Terms of Reference and Planning guidelines given to all at meeting and copy sent to BS 12/06/07.

Extract from Town Council meeting 14/05/07 re Planning Applications copied and ready for distribution at next plans meeting.

Spoken to Gareth Hughes Conservation officer 12/06/07, he had forgotten to get information together regarding the expansion of the conservation area in Thorpe St Andrew. Will drop info off for display when ready.

Christine George's funeral will be held on Monday 3pm as per DE. Russell is on hols so who is next in line to put a few words together?

Jeanine