

**Thorpe St Andrew Town Council  
Minutes of the Plans Committee meeting held on  
15 May 2017 at 7.30pm**

**1 ELECTION OF CHAIRMAN**

It was proposed, seconded and

**RESOLVED** that Mr Fisher be appointed Chairman for the 2017/18 municipal year.

**2 ELECTION OF VICE CHAIRMAN**

It was proposed, seconded and

**RESOLVED** that Mr P Berry be appointed Vice Chairman for the 2017/18 municipal year.

**3 Present:**

Mr J Fisher (Chairman)  
Mr P Berry Mr F Bowe Mr D Sears Mr S Snelling

**Apologies:**

Mr R Robson Mr N Hancock

**In attendance:**

Mr T Foreman (Town Clerk) Mrs D Matthews (Committee Officer)

There were no members of the public present.

**4 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA**

None

**5 MINUTES**

The Minutes of the meeting held on 10 April 2017 were agreed and signed as a true record.

**6 PLANNING ITEMS RAISED BY RESIDENTS**

No residents were present to raise any items.

**7 PLANNING APPLICATIONS**

- (i) REF: 20170506 – 8 Boulderside Close – first floor extension to dwelling above existing garage - Mr Fisher commented that this was a large site and the proposal would have no real impact. **NO OBJECTION.**
- (ii) REF: 20170519 – 17 Eastern Close – single storey rear extension and new loft conversion with dormer to rear– Mr Berry commented that there were no objections from any neighbours but the occupants at the rear of the property could be affected by the dormer window particularly as it was full height. This did not meet the District Council’s design guide for dormers which encouraged

that the dormer window did not meet the design guide and the full-length dormer proposed could cause overlooking.

- (iii) REF: 20170520 – 9 Broom Avenue – rear extension – Mr Berry reported that the applicants intended to erect a new boundary fence with the neighbouring property which had overcome concerns from that neighbour about potential difficulties accessing the boundary for repairs/replacement of the fence because of the close proximity to the boundary. **NO OBJECTION.**
- (iv) REF: 20170552 – 30 Primrose Crescent – single storey extension to front and side - Mr Fisher raised no concerns about this proposal. **NO OBJECTION.**
- (v) REF: 20170572 – 3 St Catherine’s Road – first floor extension above garage/store - Mr Bowe stated there were no concerns with this proposal, no overlooking and no neighbour objections. **NO OBJECTION.**
- (vi) REF: 20170595 – 48 Charles Avenue – two storey side and rear extension – Mr Berry commented that the proposed extension was quite large and was close to the adjoining property. There were concerns about the proposal which included an open space beneath the second storey element but that they were not sufficient to object. **NO OBJECTION.**
- (vii) REF: 20170619 – 3 Highs Corner – two storey detached dwelling. Mr Sears reported that this was a small, compact site, with satisfactory access arrangements, allowing cars to access and exit the site in a forward direction. **NO OBJECTION.**
- (viii) REF: 20170624 – 10 St Catherine's Road - single storey rear extension – Mr Bowe reported no objections from neighbours. **NO OBJECTION**
- (ix) REF: 20170650 – Oak Cottage, 113 Yarmouth Road – demolition of existing car port and construction of new single storey dwelling with associated access drive and turning – Mr Fisher reported that permission had some time back been granted for a dwelling on this site which had been designed to cope with the constraints of the site caused by changes in site levels and the presence of many trees. The site was also in a conservation area. The costs of construction had proved too high and a revised application had been made for the current proposal which did not included any details about how the constraints of the site would be dealt with and would involve felling several trees. The proposal was a timber frame prefabricated dwelling which, in another location, would have been acceptable but was not in keeping with the adjoining property in the conservation area which was of flint construction. Having regard to the lack of detail about how the constraints of the site would be dealt with and the fact that the proposal was not in keeping with other properties in the locality, it was agreed to raise an objection to the proposal. **OBJECTION**

Consideration of the application relating to 16a and b Harvey Lane, for which the member concerned had received information, would be considered at the next meeting.

**PERMISSIONS GRANTED BY BROADS AUTHORITY**

- (x) REF: BA/2017/0082/LBC – Rushcutters, 46Yarmouth Road - replacement of quay. **NO OBJECTION**

- (xi) REF: BA/2017/0081/FULL – Rushcutters, 46Yarmouth Road - replacement of quay. **NO OBJECTION**

**APPEALS**

REF: APP/K2610/D/3170528 - 42 Plumstead Road – Appeal lodged – **NOTED.**

REF: APP/E9505/W/16/3164553 – Land at Griffin Lane – Appeal dismissed – **NOTED.** The Clerk undertook to circulate details of the appeal decision to Members for information.

**REVISED PLANS**

REF: 20170334 – 17 Fiennes Rd – revised plans – **NO OBJECTION**

**8 NEW PROCESS FOR PLANING APPLICATIONS**

The Clerk reported on proposals by the District Council to now only consult parish/town councils electronically on planning applications. The District Council had started this practice two years ago at which time the Town Council had opted to continue to receive paper consultations via post. This facility would no longer be available. In the event of a complex application being received, the Clerk confirmed that a paper copy of the plans could be made available. Member supported the move but commented that the only issues which might arise were the large size of some documents and the lack of paper plans to share with neighbours who had not had the opportunity to see the plans. It was noted that plans could be downloaded prior to a site inspection by the relevant Town Councillor and viewed on a tablet/iPad. It was noted that the process adopted by the Town Council for responding to planning consultations by visiting every site and meeting neighbours was very good one. It was also noted that documents relating to planning applications could also be downloaded from the Town Council's web site and would be more compressed. The new process would involve sending an email to the relevant Member which would include the consultation letter from the District Council together with a link to the plans.

**ENFORCEMENT NOTICES – CONFIDENTIAL**

Members noted the update on confidential and non-confidential enforcement matters.

**DATE OF NEXT MEETINGS**

5 June 2017	Town Council
12 June 2017	Plans Committee

*The meeting closed at 8:35pm*

Signed: .....

Dated: .....