



**PLANS COMMITTEE**  
**MONDAY 8 APRIL 2019**  
**7.30 P.M. TOWN HALL, FITZMAURICE PARK**

3.4.19

**To all members of the Plans Committee**

You are hereby summoned to attend the plans committee meeting of Thorpe St Andrew Town Council to be held at the Town Hall, Fitzmaurice Park, Pound Lane on Monday 8 April 2019 at 7.30 p.m. for transacting the following business.

- 1 Attendance and Apologies for Absence
- 2 Declarations of Interest
- 3 Minutes of Meeting held on 11 March 2019
- 4 Planning Items Raised by Residents
- 5 Planning Applications

20181809	TSA School Laundry Lane	Removal of Mobile Classroom & Installation of 3 Classroom Modular Building (FB)
20190255	17 Belmore Rd	Sub-Division of Plot & Erection of Detached Dwelling (Revised) (RR)
20190362	5 Weston Wood Close	Erection of Three Bay timber Framed Cart lodge with External Steps up to a Home Office & Toilet above (SS)
20190401	7 Beechwood Drive	Erection of Rear Conservatory (PB)
20190405	2 The Copse	Replacement of Patio Doors with Bi-Fold Doors And Replacement of Kitchen Window (RR)
20190459	TSA School Laundry Lane	Proposed Single Storey Modular Building for use as 'Grab & Go' Dining Block (FB)
20190469	6 Charles Ave	Single Storey Rear Extension (RR)
20190485	Land South of Salhouse Rd	Reserved matter from Permission 20170104 (JF)
20190494	11 Thorpe Close	Demolition of the Existing Rear Extension & Erection of Replacement Single Storey Rear Extension & Front Porch (JF)
20190508	18 Anne Close	Proposed Single Storey Side & Rear Extensions (PB)
20190534	5 Owen Court	Alteration of Rear French Doors & Windows (SS)

**Variation of condition**

20190467	28 South Ave	Variation of Condition 6 of Permission 20180658 Tree Management Works
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**Permission granted**

20190164	124 Furze Rd	Variation of Condition 2 Following permission of 20181172 Change in design
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**No Objections comments sent**

20190264	7 Firtree Rd	Single Storey Front & Rear Extensions
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**BA/2019/0120/TCAA** Walpole House 16 Yarmouth Rd

T1 Cedar-2m Clearance

T2 Yew Crown reduction 2m

**BA/2019/0072/REM**

Oakland Marine Ltd Griffin Lane Reserved matters BA/2018/0210/OUT

Enforcement Notices

**Thomas Foreman Town Clerk, Next Meeting Plans Committee Monday 20th May 2019, Town Council Monday 13th May 2019**

**Thorpe St Andrew Town Council  
Minutes of the Plans Committee meeting held on  
11 March 2019 at 7.30pm**

- 1 Present:**  
Mr J Fisher (Chairman)  
Mr F Bowe Mr R Robson Mr S Snelling

**Apologies:**  
Mr P Berry

**In attendance:**  
Dr T Foreman (Town Clerk) Mrs D Matthews (Committee Officer)

There were 4 members of the public present.

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

Member	Item
Dr T Foreman	Minute no: 6 - Broads Local Plan Comments – involved in preparation of the draft comments

**3 MINUTES**

The minutes of the meeting held on 18 February 2019 were agreed and signed as a true record.

**4 PLANNING ITEMS RAISED BY RESIDENTS**

REF: 20190164 – 124 Furze Road – an adjoining neighbour whose property backed onto the application site commented that they had objected to the original application to install 2 full height glass windows at second floor level because of issues of overlooking. Following approval, the revised application was now seeking to install 3 full height glass windows which would make the situation worse.

REF: 20190234 – 32 St Williams – the adjoining neighbour raised concerns about the roof height of the extension and its impact on her property. The applicant confirmed that, based on comments raised by the neighbour, he had that day submitted amended plans to lower the roof height by 800mm and to reduce the length of the extension from 9.9m to 9.45m. The neighbour welcomed the amendments.

**5 PLANNING APPLICATIONS**

- (i) REF: 20190084 – 56 St Williams Way – front dormer window - **NO OBJECTION.**
- (ii) REF: 20190164 – 124 Furze Road – variation of condition 2 following grant of planning permission 20181172 change in design – the changes were to replace the 2 full height glass windows at second floor level with 3 full height glass windows, increase the width of the large dormer window and amend the two small dormer windows. There was no balcony proposed at second floor level.

- Members were concerned about overlooking into and from the full height windows at second floor level notwithstanding the distance to the adjoining property to the rear. **OBJECTION to full height second floor windows.**
- (iii) REF: 20190222 – 170 Plumstead Road East – front porch canopy and single storey side extension - **NO OBJECTION.**
  - (iv) REF: 20190234 – 32 St Williams Way – single storey side and rear extension – members had some concerns about the impact of the extension because of its size and mass, in particular the gable end, and were of the view that this impact could be reduced by use of a hipped roof. It was noted that amended plans had been submitted to reduce the impact of the height of the extension and reduce its length which were to be welcomed. **NO OBJECTION but concerns raised about the use of a gable end for the extension - prefer to see a hipped roof.**
  - (v) REF: 20190240 – 18 Gordon Avenue – single storey rear extension - **NO OBJECTION.**
  - (vi) REF: 20190248 – 52A Thunder Lane – first floor side extension - **NO OBJECTION.**
  - (vii) REF: 20190261 – 6 South Hill Close – single storey side and rear extension - **NO OBJECTION**
  - (viii) REF: 20190262 – 1 Minion Close – first floor front extension - **NO OBJECTION.**
  - (ix) REF: 20190289 – 27 Winstanley Road – side extension with garage conversion - neighbours had asked for care regarding noise levels and parking during construction works - **NO OBJECTION.**
  - (x) REF: 20190299 – Bankside 300 – BBP, Peachman Way – 2 no: non-illuminated signs (revision of 20181864) - **NO OBJECTION.**
  - (xi) REF: 20190300 – Land South of Broadland Gate, Aj Postwick – development of 1 no: petrol filling station, 2 no: drive through restaurants and 24 HGV parking together with various infrastructure and landscaping (resubmission) – members had previously raised concerns about the original application regarding screening and contamination. The original application had been refused by the District Council on a number of issues for which the applicants had now responded with an amended application. **NO OBJECTION in principal to this development in this location. Parking for HGVs was to be welcomed. There were however concerns that improved landscaping measures were needed, electric charging points should be provided together with the installation of renewable energy measures to mitigate carbon emissions.**

## 6 BROADS LOCAL PLAN COMMENTS

Members received a note of the suggested comments to be submitted in response to the consultation on the Broads Authority Local Plan. The Chairman and the Clerk outlined the reasons for the proposed comments. Members supported the comments

and agreed that these be submitted to the planning inspector.

**BROADS AUTHORITY - APPROVED – FOR INFORMATION**

BA/2018/0467/HOUSEH – 18 Bungalow Lane – alterations and extension - Noted.

BA/2019/0020/TCAA – 15 Thorpe Hall Close – tree works – Noted.

**ENFORCEMENT NOTICES – CONFIDENTIAL**

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

**DATES OF NEXT MEETINGS**

Town Council	1 April 2019
Plans Committee	8 April 2019

*The meeting closed at 08:25pm*

*Signed: .....*

*Dated: .....*