

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

- 1 Present:**
Mr J Fisher (Chairman)
Mr P Berry Mr F Bowe Mr N Hancock Mr R Robson Mr D Sears

Apologies: None

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

Also present were 7 Members of the public.

2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

None

3 MINUTES

The Minutes of the meeting held on 13 March 2017 were agreed and signed as a true record subject to a correction to replace Mr Shaw with Mr Hancock in the first line of Minute no: 5 (ii).

4 PLANNING ITEMS RAISED BY RESIDENTS

No residents present raised any items.

5 PLANNING APPLICATIONS

- (i) REF: 20170308 – 3 Hillcrest Road – single storey rear extension and loft conversion with rear dormer - Mr Robson commented that there were no neighbour objections and the proposal was in keeping with other extensions in the locality. **NO OBJECTION.**
- (ii) REF: 20170334 – 17 Fiennes Road – relocation of boundary wall and single storey side extension – Mr Robson commented that there were no neighbour objections to the proposal. It was understood that the applicant might be submitting revised plans at the request of the planning officer to move the boundary wall nearer to the property. In any event, it was felt there were no issues with the proposals. **NO OBJECTION.**
- (iii) REF: 20170338 – 116 St Williams Way –single storey side extension and associated alterations – Mr Robson stated that there were no neighbour objections to the proposals and they raised no issues of concern. **NO OBJECTION.**
- (iv) REF: 20170346 – Rivergreen Cottage, 69 Yarmouth Road – new balcony railings - Mr Fisher commented that there would be no issues of overlooking from the use of the balcony and the proposal raised no concerns. **NO OBJECTION.**
- (v) REF: 20170361 – Rongord, 96 Gordon Avenue - single storey rear extension to semi-detached bungalow. Mr Sears commented that the proposed extension

was very modest and would have no impact on adjoining properties. **NO OBJECTION.**

- (vi) REF: 20170395 – 33 Highfield Close – single storey front and side extensions – Mr Fisher commented that the proposal would have no impact on adjoining neighbours. **NO OBJECTION.**
- (vii) REF: 20170396 – 16A Hillside – single storey side and rear extension – Mr Fisher stated that this was an application for a minor revision to alter the line of the roof. The new roofline would be lower than the original. **NO OBJECTION.**
- (viii) REF: 20170412 – 26 Pym Close - single storey front and side extension – Mr Robson commented that there were no neighbour objections to the proposal and that it raised no concerns. **NO OBJECTION**
- (ix) REF: 20170421 – Brooke Farm and Laurel Farm Green – variation/removal of conditions. Mr Fisher explained that the effect of the application in essence would be to allow for the commencement of construction of 25% of the houses prior to the provision of the required link road and for the commencement of the business development following completion of the Postwick Junction. The applicants had secured interest in occupation of the business units. Mr Fisher made reference to the ongoing negotiations between the applicants and Railtrack regarding the link road and the value of the ransom strip held by Railtrack. This was currently preventing progress with the Development and the applicants were seeking a way to progress the development whilst negotiations continued with Railtrack. An alternative link road could be provided if necessary. There was some concern about the implications of supporting the proposal in case a stalemate situation was reached following construction of 25% of the houses but Members supported the need to see the development progress, noting that the District Council were now attempting to try and help to resolve the issue. Members agreed to raise no objections but to request that no more than 25% of the proposed number of houses be built before completion of the link road.
- (x) REF: 20170423 – 33 Eastern Road – demolition of existing conservatory and raised decking area and erection of single storey rear extension – Mr Bowe reported that the proposal would be more in keeping with the property and the area than the existing conservatory and there were no objections from the neighbour. **NO OBJECTION.**
- (xi) REF: 20170432 – 26 Aerodrome Road - single storey rear extension – Mr Sears commented that there were no neighbour objections and no issues with this proposal. **NO OBJECTION.**
- (xii) REF: 20170434 – 24 Caston Road – installation of dormer window to both side roof slopes and conversion of roof space to provide additional rooms in the roof – Mr Robson raised concerns about the design of the dormers and commented that the works had already begun. The dormers were level with the existing roof line and were of a flat roof design. Members agreed with these concerns. **OBJECTION** – having regard to the flat roof design and the relationship of the dormers to the existing roof line, the proposal was contrary to Broadland District Council’s design guide on dormer windows.
- (xiii) REF: 20170447 – Sainsburys – replacement of panels on four existing totem

signs and four welcome wall panel signs. Members viewed the plans and having regard to the location, felt the proposal raised no concerns. **NO OBJECTION.**

PERMISSIONS GRANTED BY BROADS AUTHORITY

(xiv) REF: BA/2017/0073/CU – 3 Solar Flare – The Moorings, Yarmouth Road – change of use to holiday accommodation. Mr Fisher stated that the proposal raised no concerns but that there should be a condition attached to any approval to limit occupation of the accommodation to ensure it remained holiday accommodation and not residential. Members also drew attention to the added impact on the current carparking issues on Yarmouth Road. **NO OBJECTION** subject to condition.

6 ENFORCEMENT NOTICES – CONFIDENTIAL

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

7 DATE OF NEXT MEETINGS

8 May 2017	Town Council
15 May 2017	Plans Committee

The meeting closed at 8:30pm

Signed:

Dated: