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

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

Apologies:
Mr N Hancock

In attendance:
Mr T Foreman (Town Clerk)

There were 9 members of the public present.

2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

Member	Minute No & Item	Nature of Interest

3 MINUTES

The Minutes of the meeting held on 12 June 2017 were agreed and signed as a true record.

4 PLANNING ITEMS RAISED BY RESIDENTS

The following matters were raised by residents present in relation to applications on the agenda:

REF: 20170749 – 18 Stanmore Road

Residents from Stanmore Road highlighted ongoing concerns regarding the planned development on Stanmore Road. These concerns related to the history of the area and importance of retaining to conservation area. Additional concern was stated regarding car parking and overlooking neighbouring properties. A resident from Yarmouth Road further stated this argument believing the change in ground level would intrude on the privacy of his property at the end of the garden of 18 Stanmore Road. Questions were also raised regarding whether a room within the plans was to be used as a bedroom or a study. The architect for the plan provided an overview of the materials used and explained that the room was included within the plan and meets the current parking requirements. In addition the architect explained that many of the issues raised, including those related to street scene, had been addressed in documents submitted to Broadland District Council

REF: 20170801 – Oaklands

Two residents spoke with concerns about the amount of noise and refuse at the Oaklands Hotel, describing a significant amount of music most days of the week, often

into the night. The applicant explained that the music primarily comes from within the building rather than the marquee which has no commercial music system installed. The applicant accepted that the marquee does facilitate the doors of the function room being open, which likely increased some noise levels.

REF: Broads Local Plan Consultation

Three residents spoke regarding the Broads Local Plan. There were some concerns that the consultation had not been widely published and promoted by the Broads Authority. The Town Clerk explained that the Town Council had been notified by residents locally rather than the Broads Authority and that the Authority accepted this was not good practice. Further, residents outlined some concern regarding the current outlook over the eastern end of Thorpe Island and the removal of waste and local of services available by land. Furthermore, there are issues of car parking which residents believed were related to the numbers of people living on the island and that the parking made delivery vehicles, emergency access and residents driving difficult. Some concern was also raised about the loss of greenery on the island, which is part of the conservation area. Overall, one resident explained that there was a lack of overall management by the landowner, which has resulted in a lack of investment in the maintenance of the island.

5 PLANNING APPLICATIONS

20170883	14 Thunder Lane	No Objection
20170969	5 Margetson Ave	No Objection
20170937	Woodside 39 Thunder Lane	No Objection
20170929	118 Thunder Lane	No Objection
20170943	11 Piper Road	No Objection in principle, subject to restrictions on garage being exclusively domestic and non-commercial. BDC recommended to notify neighbour of status for monitoring purposes.
20170801	Oaklands, 89 Yarmouth Rd	No Objection in principle, on condition that an initial 6 month monitoring period is introduced.
20170990	TSA High School	No Objection
20171058	188 Plumstead Rd East	No Objection
20170749	18 Stanmore	Objection to balcony due to impact on

Rd neighbours. Issue taken with design and consideration should be given to reducing the height of the building. Request that if approved permitted development rights should be removed to prevent internal changes/usage without further application. Car parking and ability to turn a large van within the confines of the property and drive out frontwards should be confirmed.

PERMISSIONS GRANTED BY BROADS AUTHORITY

(i) BA/2017/0073/CU Solar Flare Change of use to Holiday Accommodation

Tree Works – for information only:

BA/2017/0172/TCAA 48 Yarmouth Rd T1. conifer – reduce by 2ft
T2. Fig – Remove overhanging
T3. Plum – Remove
T4. Pittiporum – Reshape and Remove deadwood

Noted.

BA/2017/0214/TPOA Pump House T1. Willow – Pollard to 4ft Noted.

6. Broads Local Plan Consultation

Thorpe St Andrew Town Council welcomes the draft Broads Local Plan Appendix G, which is a positive step towards preserving and enhancing the local conservation area. A number of features of Appendix G have raised some comments.

The Town Council would suggest the use of 'River Green' within the draft, rather than 'Thorpe Green' which may be confused with a different location. There is also some question of the current use of the boatyard opposite River Green, with the draft mentioning the operation of boatyard moorings, which differ from the residential moorings which appear to be in place. Furthermore, when mentioning the retention of boat usage on Thorpe Island, it would be useful to define whether this relates to the historic boatyard usage or residential moorings. Clarification on the wording is required to ensure the terms of the draft are unequivocal.

This draft will be considered alongside other Broads Authority policies, including the residential mooring policy which requires consideration of the visual and amenity impact of residential mooring, along with car parking, waste disposal and adequate site management. A greater depth of detail regarding this policy should be included within the draft to ensure that it reflects both the historic and current usage of the island. This would also demonstrate a vision for the future of the area. The Town

Council has received comments from residents regarding the enhancement and protection of the conservation area and would welcome reassurance that policies, both in draft and already confirmed, will be followed.

7. Variation/Removal of Conditions for 20170421 Brook Farm and Laurel Farm

Mr J Fisher explained that the Town Council has followed this development since its inception in 2009. The permission for this development was granted with the link road being one of the main conditions for development to begin. However, over time many developments change and develop as time progresses. If these conditions are not varied, then the scheme will stall, which would impact on Broadlands five year land supply and potentially put other ecologically important sites nearby at risk of development to fulfil this need. Mr T Foreman explained that the Highways Authority are happy with this amendment as a compromise, with the pedestrian/cycle link into Dussindale remaining a condition of the application.

Previously, the Town Council believed that 25% of the total should be the maximum number of houses. However, the figure of 270, which is made up of three plots of varying density is seen as a better solution than the 464 previously proposed.

The Committee agreed for these representations be presented alongside any additional observations given by the Chairman following discussions with Broadland District Council Planning Department.

ENFORCEMENT NOTICES – CONFIDENTIAL

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

DATE OF NEXT MEETINGS

7 August 2017	Town Council
14 August 2017	Plans Committee

The meeting closed at 09:10pm

Signed:

Dated: