

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

1 Present:

Mr J Fisher (Chairman)
Mr P Berry Mr F Bowe Mr R Robson Mr S Snelling

Apologies:

Mr N Hancock Mr D Sears

In attendance:

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

There were 2 members of the public present.

2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

None

3 MINUTES

The Minutes of the meeting held on 11 September 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: 20171542 – the applicant explained why he wished to amend his proposal to install a flat roof instead of a pitched roof. Essentially the flat roof would allow for the installation of taller bifold doors which would allow much needed light into the building and reduce the amount of shadowing in the immediate garden area.

REF: 20171459 – The applicant explained that he wanted to amend his proposal to install a pitched roof instead of a flat roof on the garage.

5 PLANNING APPLICATIONS

- (i) REF: 20171438 - 48 St Williams Way – single storey rear extension – it was noted that a letter raising concerns had been received but that, following discussions between the applicant and the neighbour, those concerns had been addressed and alleviated. **NO OBJECTION and welcome the resolution of the issues raised by the neighbour.**
- (ii) REF: 20171459 – 82 Charles Avenue – change from flat to pitched garage roof. **NO OBJECTION.**
- (iii) REF: 20171509 —18 Belmore Close – single storey rear extension. **NO OBJECTION**
- (iv) REF: 20171522 – 32-36 Harvey Lane – pair of dwellings – it was noted that a

letter raising concerns about the proposals, in particular the impact on parking, had been received from a neighbour. The site was relatively compact and, whilst members welcomed the redevelopment of the site, they were concerned that the site was too small to accommodate a pair of dwellings. **OBJECTION on the grounds that, whilst redevelopment of the site was to be welcomed, it was not a suitable site to accommodate a pair of dwellings and would result in overdevelopment of the site, inadequate amenity space and cause parking issues.**

- (v) REF: 20171542 – 33 Eastern Road – demolition of existing conservatory and raised decking area and erection of single storey rear extension (revised) – members noted the applicant’s reasons for the amendment and that the roof would not be visible and therefore would have no impact on the visual amenity or the neighbouring properties. **NO OBJECTION.**
- (vi) REF: 20171553 - Brook/Laurel Farm – construction of road bridge across railway line. It was noted that replacement tree planting was proposed to mitigate for any trees lost during construction. **NO OBJECTION.**
- (vii) REF: 20171624 - Brook/Laurel Farm – landscaping reserved matters phase 2 – Environmental Statement submitted on outline 20090886. It was noted that the applicants had been mindful of the wishes of the Town Council in finalising proposals for landscaping. **NO OBJECTION.**
- (viii) REF: 20171593- 276 Plumstead Road East – two-storey extension to side of property, erection of single storey garden room extension to rear and loft conversion - concerns had been raised by a neighbour about the proposals, in particular, the increase in the footprint of the property, the impact on the amenity of the neighbouring garden, overlooking and loss of light. Members acknowledged that the extension was quite significant but, having regard to the size of the plot, the orientation of the properties and the fact that the rear extension was single storey, they felt the proposals were acceptable. **NO OBJECTION.**
- (ix) REF: 20171620 –Pinebanks – demolition of 1 - pavilion and squash courts; 2 - rifle range; 3 - remains of Pinebanks main building. **NO OBJECTION.**
- (x) REF: 20171667 – 15 Thorpe Avenue – single storey rear extension with first floor in roof space (amended PP20161736 by adding dormer to south roof slope). **NO OBJECTION.**
- (xi) REF: 20171352 – Reserved matters – Broadland Gate, Postwick. **NO COMMENT**

BA/2017/0325/ADV – replacement signage - Town House

BA/2017/0328/LBC – replacement signage - Town House

The Town Clerk advised that, at the last meeting, members had raised no objection to a proposal by the Town House for an external pizza service area. This proposal was being amended to include the pizza service area inside the building instead of outside and Members confirmed they had no objection to this.

ENFORCEMENT NOTICES – CONFIDENTIAL

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

DATES OF NEXT MEETINGS

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| 6 November 2017 | Town Council |
| 13 November 2017 | Plans Committee |

The meeting closed at 08:25pm

Signed:

Dated: