

**Thorpe St Andrew Town Council
Minutes of the Plans Committee meeting held on
11 December 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 4 members of the public present.

2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

None

3 MINUTES

The Minutes of the meeting held on 13 November 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: 20172049 – 11 Pilling Road - residents from the property next door and from the property at the rear raised concerns about the proposals, in particular, the inclusion of a number of roof windows and a large area of glazing in the gable end of the proposed extension which would result in a significant degree of overlooking and loss of privacy and outside amenity. The proposal would effectively create a second storey in a bungalow surrounded by single storey bungalows. The size of the extension was significant and was out of keeping with the existing properties. The height of proposed extension would have a significant impact on the loss of light to the neighbouring property. It was suggested that a number of other residents in the vicinity had raised concerns but being elderly did not feel able to express their objections. The objectors had tried to raise their concerns with the applicant and suggest a compromise involving velux windows but the applicant had responded that they wanted the application to go forward as proposed to see what the planners felt about it.

REF: 20171991 - 113 Yarmouth Road – the resident of no 115 raised very strong objections to the revised proposals for this site. An original application had been made in 2005 for a chalet, followed in 2008 by an application for a bungalow which had been approved. The bungalow had been accepted on the basis it would have little visual impact to an area with a sylvanian setting, and not cause sufficient loss of light or amenity or overlooking which warranted refusal. That proposal had now been superseded by the current proposal for a 1.5 story chalet bungalow. This would be 2m

from the objector's boundary and 7m from his property which had special historical interest and was in a conservation area. The proposed dwelling would overlook a number of adjoining properties and included a large number of windows and a balcony. The proposal would result in the loss of upto 14 mature trees which would make the new property very visible from Yarmouth Road and Thunder Lane. The objector strongly disagreed with the claim that the proposed property would have a smaller footprint and therefore have less impact on adjoining properties. The proposal would have a much more significant impact on adjoining properties and on the character and setting of the conservation area because of its modular design, the fact that it was now 1.5 storeys high and was constructed on land which was higher than adjoining properties and would be more visible. Concern was also raised about the loss of amenity land currently associated with the adjoining listed building to the proposed property.

5 PLANNING APPLICATIONS

- (i) REF: 20171526 – 11 St Andrews Close – two storey rear extension. **NO OBJECTION**
- (ii) REF: 20171991 – 113 Yarmouth Road – demolition of existing brick and tiled carport and construction of new 1.5 storey dwelling with associated access drive and turning (revised). Members felt the revised dwelling was significantly different to that previously approved and raised a number of concerns. The original approved bungalow had been designed carefully to fit around the constraints of the site including its shape and the number of mature trees on site. The revised proposals would have a significant effect on the character of the area, in particular the loss of a number of trees and would have a detrimental effect on the amenity of neighbouring properties, the character of the conservation area and on other buildings in the area. The proposal could also have a detrimental impact on remaining trees at some point in the future because of its close proximity. For these reasons it was agreed to raise strong **OBJECTIONS**.
- (iii) REF: 20172034 – 1 Old Rectory Close – two storey side extension. Members had no objections to the extension which was in keeping with the area but were concerned about the impact of the proposal on a mature tree which formed an important part of the street scene. **NO OBJECTION in principal subject to retention/protection of the existing mature tree on the site due to its visual significance on Thunder Lane.**
- (iv) REF: 20172047 – 25 Gordon Avenue – remove existing garage and replace with new. **NO OBJECTION.**
- (v) REF: 20172049 – 11 Pilling Road – single storey rear extension incorporating rooms in roof. Members felt that the proposed extension was too dominant for the site but moreover they were concerned about the loss of amenity to a large number of properties in the vicinity because of the extent of glazing proposed, particularly in the gable end. **OBJECTION.**

ENFORCEMENT NOTICES – CONFIDENTIAL

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

URGENT ITEM OF BUSINESS – BROADS AUTHORITY PROPOSED LOCAL PLAN

The Chairman agreed that this matter be considered at this meeting as an urgent item of business because of the timescales involved for responding to the Broads Authority on their local plan.

Members considered those elements of the proposed Broads Authority local plan in so far as they affected Thorpe St Andrew and made the following comments/observations:

Careys Meadow – page no: 182 - support

Thorpe Island: page no 183

- Paragraph 1) - support
- Paragraph 2) – support with the exception of
 - viii) in so far as it relates to the central part of the island as this will allow for welcome expansion of recreational/club activities.
 - (x) in so far as water pollution was a matter for the environment agency and need not be included.
- Eastern End – do not support the statement that “well designed upgrades or renewals to existing buildings is appropriate or should be encouraged” – suggest wording amended to “no amendment to existing buildings other than maintenance of the fabric of existing buildings”. With regard to landscaping - tree maintenance needed to be in line with the tree management plan due to its location in a conservation area. Support be given to the retention of private moorings but avoiding double birth moorings, and support the need to ensure planning permission is sought for any permanent moorings accepting that there are currently no rights for permanent moorings and any such use would require a planning application to be submitted.
- Central – support
- Western End – noted that this policy had largely been framed by the Inspector
- Reasoned justification page 184 – clarity needed regarding what is deemed as “occupation”

Griffin Lane – page no: 185 - policy endorsed but there was a need for a more flexible approach when considering any applications for industrial development on the site – seek to promote existing uses to protect and enhance existing and potential uses associated with broads and maritime functions.

Bungalow Lane – page 186 – support

Rivergreen open space – page 187 – support

Housing Policies:

Page 98 – Policy PUBSP15 comment be made that the Broads Authority should be exempt from this policy relating to residential development. Most land was at risk of flooding and there was little real likelihood of meeting the requirements for new

dwellings or affordable housing.

Page 105/6 – Policy PUBDM34 - ?????????????????????????????????

Page 108 - Policy PUBDM35 – support

Page 110 – Policy PUBDM36 – welcome the policy on new moorings noting that the moorings on the Island do not comply with this policy.

DATES OF NEXT MEETINGS

Town Council	5 February 2018
Plans Committee	15 January 2018

The meeting closed at 09:15pm

Signed:

Dated: