

**Thorpe St Andrew Town Council
Minutes of the Plans Committee meeting held on
15 January 2018 at 7.30pm**

- 1 Present:**
Mr J Fisher (Chairman)
Mr P Berry 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 14 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 December 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: 20172207 – 17 Belmore Road – a number of residents raised concerns about the proposal to erect a detached house on the corner plot. Concerns included, the impact on traffic and on street parking near a bad bend and the disturbance to the verges, the reduction in off street parking spaces, the impact of the property on no: 19 and the loss of privacy, the design of the dwelling was not in keeping with the other properties nearby, the lack of access to the rear of the dwellings. One of the applicants stated that the property at no: 17 had been in her family since 1965, and until recently had been occupied by her father. She was aware of the issues of parking and the proposal included provision for 2 off-street car spaces. The proposal would extend roughly to the position of the existing garage and would not contain any windows in elevation closest to no:19. It was a mix of one and two storeys and there would be a shared access to the rear.

REF: 20172129 – land between 10 and 12 Hillside Road – a neighbour commented that he had written to the district council to raise concerns that the plot was very narrow and not suitable for development as proposed. The design of the detached dwelling which included a metal roof was not in keeping with nearby properties which were more traditional, large dwellings on large plots and the proposal did not reflect the character of the area.

REF: 20172083 – Cavalier Close – residents from nos 50 and 52 commented that

when they had purchased the land from Norfolk County Council they had not been aware they would need planning permission for change of use from open space to residential.

REF: 20172090 – 53 Ireton Close – the adjoining neighbour raised concerns that the proposed extension would infill the gap between the two properties and block the view and would create an unbalanced appearance, with the gap on the other side of his property being much larger. He was concerned it would detract from the appearance of the properties and would devalue his property. The proposal would also result in cars having to park further forward in the site.

5 PLANNING APPLICATIONS

- (i) REF: 20172067 – Bannatyne Health Club – provision of 2 additional car parking spaces within the carpark. **NO OBJECTION**
- (ii) REF: 20172083 - 52 Cavalier Close– change of use of open space to garden residential and erection of 1.8 m high fence (retrospective). **NO OBJECTION.**
- (iii) REF: 20172090 – 53 Ireton Close – single storey side extension. Members felt there would still be a gap between the properties and there were no concerns re cars parking. **NO OBJECTION.**
- (iv) REF: 20172099 – 47 Beechwood Drive – 2 storey side extension and family room – removal of flat roof kitchen and conservatory. **NO OBJECTION.**
- (v) REF: 20172102 – 20 Thor Close – single storey pitch roof front extension. **NO OBJECTION.**
- (vi) REF: 20172129 – Land between 10 and 12 Hillside Road – demolition of garage building and erection of one dwelling. Members had concerns about the impact of the proposed dwelling on a very narrow plot with little amenity area and felt it was out of keeping with the nearby properties which were large traditional properties on large plots. The proposed design was also not in keeping. **OBJECTION.**
- (vii) REF: 20171133 – 66 Furze Road – single storey side/rear extension. **NO OBJECTION.**
- (viii) REF: 20172163 - 28 Broom Avenue – proposed loft conversion. **NO OBJECTION.**
- (ix) REF: 20172207 – 17 Belmore Road – erection of detached house – members had concerns about the proposal to erect a detached house on the plot as they felt the plot was too small, would not have sufficient amenity space and the design of the dwelling was not in keeping with neighbouring properties. They were also concerned about the impact on traffic and parking in the area. They felt an extension to no 17 would be a more acceptable proposition. **OBJECTION**
- (x) REF: 20180019 – Oak View, 191 Thunder Lane – new orangery to rear, removal of garage, infilling of existing carport to form store and associated works. **NO OBJECTION.**

BROADS AUTHORITY APPLICATIONS

BA/2017/0475/FULL – Griffin Lane – replacement boatshed – members noted that the proposal was within the curtilage of a listed building and that no assessment of its impact had been included in the consultation.

BA/2017/0360/LBC – Town House – internal alterations to suit introduction of pizza servery within carvery area – noted.

NOTICE OF APPEAL

Land at Racecourse Plantation, Plumstead Road East, erection of upto 300 new home and community woodland park – the Town Council would be making representations as part of the Appeal.

ENFORCEMENT NOTICES – CONFIDENTIAL

Members noted the update on Land between 2confidential and non-confidential enforcement matters.

The Town Clerk advised Members that, for technical reasons, notification of the Council’s objection to an application considered at the last meeting at Pilling Road had not reached the District Council before a decision had been made to approve the application. Other objections had been made and, following discussions with the planning officers about the reasons for the approval, the Town Council’s representations would not have altered the planning officer’s assessment of the proposal.

DATES OF NEXT MEETINGS

Town Council	5 February 2018
Plans Committee	12 February 2018

The meeting closed at 08:35pm

Signed:

Dated: