

**Thorpe St Andrew Town Council
Minutes of the Plans Committee meeting held on
12 February 2018 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 3 members of the public present.

2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

None

3 MINUTES

The Minutes of the meeting held on 15 January 2018 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: 20180052 – A resident commented that he had written a letter of objection regarding the proposal as he felt it was overdevelopment of the site and would impact on the existing tree. An original application for the site in 1997, and various applications since, had been refused on the grounds of overdevelopment of the site. He felt nothing had changed. He also made reference to flooding which had occurred in 2014 which would be exacerbated by this proposal.

REF: 20180072 – The applicant commented that his proposal would be very similar to that carried out at the neighbouring property.

5 PLANNING APPLICATIONS

- (i) REF: 20180040 – 96 Furze Road – rear extension. **NO OBJECTION**
- (ii) REF: 20180052 – Land adj 10 Laundry Close – erection of bungalow. Members felt the plot was not sufficient in size to accommodate a residential dwelling and access was not ideal. **OBJECTION.**
- (iii) REF: 20180053 – 31 Lauren Close – single storey front extension with pitched roof. **NO OBJECTION.**
- (iv) REF: 20180070 – 8 Caston Road – erection of summer house (retrospective). **NO OBJECTION.**

- (v) REF: 20180072 – 24 Primrose Crescent – two storey side extension, replacement of existing conservatory with garden room and outbuilding with summer house. Members welcomed the proposal which they felt would enhance the property and compliment the adjoining property which had also been extended. **NO OBJECTION.**
- (vi) REF: 20180073 – adj 6 Green Lane North – erection of two single storey dwellings (outline) Members had **no objection in principle to development on the site but, having regard to the character of the area and the size and type of properties in the vicinity, they felt that one dwelling on the site would be more in keeping with the character of the area and would be preferred.**
- (vii) REF: 20180100 – 42 Gorse Road – demolition of existing UPVC sunroom and construction of single storey rear extension. **No objection but members would prefer to see a pitched roof rather than a flat roof.**
- (viii) REF: 20180114 – 181 Yarmouth Road – erection of timber cabin in rear garden. **NO OBJECTION.**
- (ix) REF: 20180170 – Bradgate House, 63A Bishops Close – two storey front extension. **NO OBJECTION.**

BROADS AUTHORITY

BA/2018/0027/FUL – Norwich Frostbites, 54a Yarmouth Road – 2 no. boat sheds – **NO OBJECTION.**

APPROVAL SUBJECT TO CONDITIONS:

BA/2018/0475/FUL – Griffin Lane – replacement boatshed – **noted and supported.**

6 GREATER NORWICH LOCAL PLAN

Cllr Berry explained that the Greater Norwich Local Plan which would replace the existing Joint Core Strategy for the Greater Norwich Area (Broadland, South Norfolk and Norwich) was currently subject to consultation and he had prepared a draft response (attached to the agenda) on behalf of the Town Council addressing a selection of the questions raised in the consultation document in so far as they affected Thorpe St Andrew. A number of Road Shows were being held as part of the consultation and the next one in the Town would be at Dussindale on 12 March. A discussion took place on the Plan and it was noted that potential sites for possible development, including the racecourse site (notwithstanding its current status as pending an appeal) had been included in the Plan as part of the consultation process. Following the consultations, a revised Plan would be developed to incorporate responses. One of the key issues being raised as part of the consultation was seeking views on options for a “pepper pot” form of development scattered throughout the area or high density large scale development.

Members felt it was important to formulate a response to the consultation from the Town Council noting that individuals could also submit responses.

It was AGREED that members give further consideration to the proposed responses to the questions raised in the draft and submit their comments to the Town Clerk to formulate a final submission in consultation with the Chairman of the Plans Committee. Comments to be submitted as soon as possible and at least by Monday 19 February.

BROADS AUTHORITY LOCAL PLAN – UPDATE

Members considered the correspondence from the Broads Authority setting out its responses to the comments made by the Town Council to its Local Plan. Members were pleased to note that the Broads Authority had taken into account the Town Council’s comments and welcomed the changes made to the policies to reflect these as set out in the updated extract with tracked changes.

ENFORCEMENT NOTICES – CONFIDENTIAL

Members noted the update on confidential and non-confidential enforcement matters, in particular, the two issues raised with the District Council by the Town Council.

DATES OF NEXT MEETINGS

Town Council	5 March 2018
Plans Committee	12 March 2018

The meeting closed at 08:50pm

Signed:

Dated: