

**Thorpe St Andrew Town Council
Minutes of the Neighbourhood Plan meeting
held on 12 March 2018 at 5.30pm**

1 Present:

Mr J Fisher (Chairman)
Mr J Clarke Mr M Martins Mr L Reeves Mr S Snelling

Apologies: none

In attendance:

Dr T Foreman (Town Clerk) Dawn Matthews (Committee Officer)

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 ANNOUNCEMENTS

The rescheduled Neighbourhood Plan meeting would now take place at Broadland District Council offices on 22 March 2018 at 7pm.

5/6 DISCUSSION OF DRAFT NEIGHBOURHOOD PLAN POLICIES and DRAFT NEIGHBOURHOOD PLAN DETAILS

Members considered the draft Neighbourhood Plan which had been prepared by the Clerk in consultation with the Chairman following feedback from members and having regard to the results of the consultations and surveys with residents, national and local planning policies, other authority's plans and a number of other documents and background information referred to in the Plan. The Plan also reflected the outcome of previous consultations carried out in the Town in 2009 and 2014 which were in line with the latest consultation demonstrating a consistency in the issues raised by residents. The Plan would incorporate a number of appendices to cover specific issues, for example, a list of historic buildings, specific design guides, a consultation statement etc.

The Clerk and the Chairman took members through the Plan in detail and consideration was given to each section and to the 8 Neighbourhood Policies established to help achieve the objectives and vision for the Town. Each Policy included a definition, its intention and its justification.

With regard to housing design it was noted that three distinct areas of design had emerged, the Yarmouth Road conservation area, the northern area of Thorpe and the Dussindale area and there was a need for policies/guidelines to protect the character of these different areas. This could include information on existing listed buildings, photographs of bungalows and guidance for extensions/improvements to existing

buildings. Reference was made to the different designs adopted by previous builders in the area such as Caston and Fisher. Members were keen to ensure the Town was not just seen as a suburb of Norwich and utilise the Plan to help protect its unique identity.

With regard to the specific policies in the document, members made the following comments/observations:

- Paragraph 8 - Housing Requirement - it was noted that this paragraph was only compulsory if the Neighbourhood Plan was seeking to justify the need for additional housing in the Town. Having regard to the developments already identified at Pinebanks, Brook Farm, Langley School and Griffin Lane, it was felt that there was no case for additional provision in the Town and this paragraph could therefore be excluded.
- Policy 2 – include reference to the Broadland District Council design guide.
- Policy 2 – preclude “biomass” from the range of renewable energy features to be encouraged.
- Policy 2 - Reinforce the need to protect the green corridor within the Town in the absence of a green belt.
- Policy 3 – members supported the reference to the need for a mix of housing tenure and to the policy on residential boats which was in line with the Broads Authority Policy.
- Policy 4 – members supported inclusion of reference to Griffin Lane as an industrial area to help guide any future changes in the nature of use of this area. They also felt that this policy needed to reflect the Broads Authority and District Council Policies on Griffin Lane and Bungalow Lane
- Policy 4 – amend wording in the second main paragraph of the policy to “retain, promote and enhance” existing employment areas.
- Policy 8 - it was suggested that it would be helpful to see at a glance on a map the extent of land already allocated for development as this would highlight the significance of protecting the area of Thorpe Woodland from development and the lack of remaining available land. The Clerk undertook to include an additional map in the Plan (perhaps at the beginning) to show land allocated for development.

In conjunction with the preparation of the Plan, a suggestion was made that the Council might like to look at the possibility of preparing a visual representation of the location of facilities available in the Town which would be useful for residents.

The Clerk undertook to update the draft plan for circulation to Members for further comment/feedback. An updated draft could then be prepared ready for consideration by the Neighbourhood Plan Meeting on 16 April and for public consultation at the St Georges Day event on 22 April.

Members thanked the Town Clerk for his work in preparing the first draft.

7 FUTURE PLANNING

An updated version of the draft Plan would be considered at the next meeting.

Date of next meeting – Monday 16 April 2018 at 5:30pm.

The meeting closed at 6:40 pm.

Signed:

Dated:

