
**Thorpe St Andrew Town Council
Minutes of the Plans Committee meeting held on
12 March 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 8 members of the public present.

2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

Member	Item
All members	BA/2017/0429/FUL – Rivergreen and public conveniences

3 MINUTES

The minutes of the meeting held on 12 February 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: 20180059 - 18 Hillcrest Road – a resident raised concerns about the construction of the extension, having regard to the extent of works necessary to build the large extension and the implications of the works.

REF: 20180243 - 76 Gordon Avenue - a relative of a resident raised concerns about the design and size of the proposed extension, the increase in the ridge height of 90cm and the impact of these on the amenity and available light to the neighbouring property. They felt the proposals were overdevelopment of the site, were out of keeping with other properties and contrary to planning policy. They were disappointed that no attempt had been made by the applicants to discuss the proposal with the neighbours.

5 PLANNING APPLICATIONS

- (i) REF: 20180059 – 18 Hillcrest Road – ground and first floor extensions to rear. Members were concerned that part of the proposed extensions included flat roofs. They also felt that the proposed gable would be out of keeping with other roof lines and were also concerned about the design and size of the dormers. They shared the neighbour's concerns regarding construction of the extensions

- and there was insufficient detail in the plans. For these reasons it was agreed to raise an **OBJECTION**.
- (ii) REF: 20180087 – 3 Belmore Close – extension to rear and side, loft conversion to include dormer windows to front and rear and replacement garage. Members noted the reasons for the proposals and that modifications had been made to the plans to incorporate pitched roofs to the dormers at the front which was welcomed. They were however concerned about the size of the proposal, the increase in the overall footprint of the property, the design of some elements of the proposal, particularly the double flat roof dormer, and felt the proposals did not enhance the property. The proposal would have an impact on the adjoining property in terms of loss of privacy and light having regard to the size of the proposal and the substantial area of glazing. For these reasons it was agreed to raise an **OBJECTION**.
 - (iii) REF: 20180243 – 76 Gordon Avenue – single storey rear extension and loft conversion. Members noted that the proposal would increase the roof height by 90cm and felt the proposed roof line would be out of keeping with other properties in the area and have a negative impact on the street scene. They also felt the roof would be more acceptable with a hip roof rather than a gable end. It was also felt that the proposed extension was too large and would have a negative impact on neighbouring properties. For these reasons it was agreed to raise an **OBJECTION**.
 - (iv) REF: 20180294 – 115 St Williams Way – two storey rear extension and extend both east and west dormers. Members had no objections to the proposals in principal but did feel there was scope to improve/reconsider the design of the flat roof dormers. **NO OBJECTION** in principal but concerns raised about the design of the dormers.
 - (v) REF: 20180193 – Land north of Smee Lane - NOTED.
 - (vi) REF: 20180194 – Land north of Smee Lane – NOTED and welcomed the inclusion of self-build units as part of the proposals.

BROADS AUTHORITY

BA/2017/0429/FUL – Rivergreen and public conveniences, Yarmouth Road - memorial garden and part change of use of public conveniences to office – NOTED. The Town Clerk reported that the Broads Authority had requested wooden shutters to the building instead of a metal rollup shutter which had been agreed. They had also asked for a path be installed on the green around the memorial but the Town Clerk was not inclined to support this request as part of the Town Council's application and had advised the Broads Authority accordingly.

BA/2017/0436/FUL – Rushcutters, 46 Yarmouth Road – rebuild wall to external area to match existing – NOTED.

ENFORCEMENT NOTICES – CONFIDENTIAL

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

DATES OF NEXT MEETINGS

Town Council	9 April 2018
Plans Committee	16 April 2018

The meeting closed at 08:20pm

Signed:

Dated: