

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

- 1 Present:**
Mr J Fisher (Chairman)
Mr P Berry Mr F Bowe Mr N Hancock Mr R Robson Mr S Snelling

Apologies:
Mr D Sears

In attendance:
Dr T Foreman (Town Clerk) Mrs D Matthews (Committee Officer)

There were 2 members of the public present.

2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

None

3 MINUTES

The minutes of the meeting held on 12 March 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: 20180324 – 77A Hillcrest Road. The applicant commented that amendments had been made to the proposals following consultation with planning officers, including the hipped roof and an increase in distance from the neighbouring boundary.

5 PLANNING APPLICATIONS

- (i) REF: 20180243 – 76 Gordon Avenue – raising roof, single storey rear extension and loft conversion. This application was being determined by the District Council's Planning Committee and amendments had been made to the proposals regarding the roof height and roof pitch. Because of the time constraints, representations had been made to the planning office to welcome the reduction in roof height but other concerns remained and so the Town Council wished to maintain its **OBJECTIONS** to the proposal. Members endorsed these representations.
- (ii) REF: 20180324 – 77A Hillcrest Road – rear and side extension including conversion of loft space and replacement detached garage. Having regard to the size of the plot and the amendments made it was agreed to raise **NO OBJECTION**.
- (iii) REF: 20180370 – 142 St Williams Way – single storey rear extension. The proposal included a flat roof but the extension was very small and it was not really viable to incorporate a pitched roof. Agreed to raise **NO OBJECTION**.

- (iv) REF: 20180385 – 70 Beechwood Drive – single rear extension and loft conversion with dormer to front. Members were concerned about the height and mass of the roof and the internal configuration of the loft conversion and noted there were no windows in the loft area. They were also concerned about the flat roof. There was however minimal impact on adjoining neighbours with no overlooking and there appeared to be no objections from the neighbours. It was therefore agreed to raise **NO OBJECTION** to the proposal in principal but to suggest that the proposal be subject to a condition to prevent future installation of a window in the gable to avoid any impact in the future on neighbours and that consideration be given to a pitched rather than flat roof.
- (v) REF: 20180387 – 273 Thunder Lane – single storey rear extension and roof over garage. **NO OBJECTION.**
- (vi) REF: 20180445 – Land at Griffin Lane – variation of condition 9 of planning permission 20160243 to allow phasing of development. Members noted that condition 9 required the submission of a design for the road before works commenced and the applicants were asking for this to be varied to allow for works up to slab level before submission of the design, having regard to the fact that the time limit for commencing development would soon expire. Members raised **NO OBJECTION** in principal but were mindful of the issues with vehicle movements on Griffin Lane and felt that a time limit of 12 months be imposed for submission of the road design proposals. They also asked that consideration be given to improving the road frontage appearance of the site having regard to the fact that this was a very visible location in the Town and was currently very unsightly.
- (vii) REF: 20180487 – It-al-do 34 Thor Loke – Enlargement of existing front porch. **NO OBJECTION.**
- (viii) REF: 20180496 – 9 Oak Avenue – re-roofing to form gable end and loft conversion. Members felt the design of the proposal was too large and not in keeping with the existing bungalow and the ridge height was too high. The proposal was not in accordance with the District Council's design guide as it incorporated flat roofs. It was noted that flat roof dormers had been incorporated into other properties nearby but that these had been installed a considerable number of years ago and current design guides encouraged pitch roofs. Agreed to raise an **OBJECTION.**
- (ix) REF: 20180073 – site adjacent 6 Green Lane North (amended application) – erection of single storey dwelling. **NO OBJECTION**

TREE PRESERVATION ORDERS

REF: BA/2018/0108/TCAA – Thorpe Hall, Yarmouth Road – various works – NOTED

PERMISSIONS GRANTED

REF: 20180859 – 18 Hillcrest Road – hip to side gable, roof conversion with rear dormer and single storey extension to rear – NOTED

BROADS AUTHORITY

BA/2018/0027/FUL – Norwich Frost Bites - boatshed – NOTED.

BA/2017/0437/LBC – Rushcutters, 46 Yarmouth Road – rebuild wall to external area to match existing – NOTED. Members raised concerns about the protracted nature of the works being carried out and the implications for the July memorial celebrations on Rivergreen if the works were still not complete and the site not cleared of construction material and fencing. It was agreed to write to Greenking and the Rushcutters to raise these concerns and seek their cooperation for clearance of the site for the celebrations.

ENFORCEMENT NOTICES – CONFIDENTIAL

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

DATES OF NEXT MEETINGS

Town Council	14 May 2018
Plans Committee	21 May 2018

The meeting closed at 08:35pm

Signed:

Dated: