

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

1 ELECTION OF CHAIRMAN

It was proposed, seconded and

RESOLVED that Mr J Fisher be appointed Chairman for the 2018/19 municipal year.

2 ELECTION OF VICE-CHAIRMAN

It was proposed, seconded and

RESOLVED that Mr P Berry be appointed Vice-Chairman for the 2018/19 municipal year.

3 Present:

Mr J Fisher (Chairman)
Mr P Berry Mr F Bowe Mr R Robson Mr S Snelling

Apologies: Mr N Hancock

It was noted that Mr D Sears had relinquished his role on the Plans Committee due to ill health.

In attendance:

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

There were 10 members of the public present.

4 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

Member	Item	Nature of interest
Mr J Fisher	REF: 20180608 – 4 Caston Road REF: 20180579 – Land adjacent 10 Laundry Close	The applicant/objectors were known to him

5 MINUTES

The minutes of the meeting held on 16 April 2018 were agreed and signed as a true record.

6 PLANNING ITEMS RAISED BY RESIDENTS

The following matters were raised by residents present in relation to applications on the agenda:

REF: 20180579 – Land adjacent 10 Laundry Close - the objectors present highlighted that many previous applications to develop the land had been refused and nothing in the current application had changed to alleviate their previous concerns. The land had

been sold and a new application submitted. The proposal was still overdevelopment of the site. Photographs of the land were circulated to demonstrate issues with parking and the limited size of the plot. Concerns were raised about the impact of the proposal on existing flooding problems, about the impact of construction works on the single access to other properties and about the future tenure/occupation of the dwelling.

REF: 20180658 – 28 South Avenue (High House) – a neighbour stated that they fully supported the proposal which they felt was better than the previously approved proposal.

REF: 20180608 – 4 Caston Road – the applicant commented that, in an attempt to address both existing and any potential issues of overlooking, the proposal included lowering the floor level of the existing and proposed extensions.

7 PLANNING APPLICATIONS

- (i) REF: 20180552 – 8 Dragoon Close – single storey side and rear extensions. **NO OBJECTION.**
- (ii) REF: 20180568 – 14A South Avenue – installation of four heat pumps. **NO OBJECTION.**
- (iii) REF: 20180579 – Land adjacent 10 Laundry Close – erection of bungalow. The Clerk read out written representations received from an objector and from the applicant. The applicant had lightly redesigned and repositioned the property and put forward the following views in response to potential objections from the Town Council, based on their previous reasons for objecting: the plot was larger than the adjoining plots and could actually accommodate a 3-bed property but had been reduced to 2-bed; there was no objection from highways to the access arrangements with minimal impact on vehicle movements and adequate parking; an arboricultural survey had been carried out and amendments made to reposition the dwelling to ensure there was no impact on protected trees and to enhance the amenity area of the property; there was minimal impact of overshadowing to the proposed plot unlike adjoining properties which suffered a loss of sunlight due to their proximity to a woodland to the south; any disruption to residents in the vicinity would be temporary and would be minimised by good management. The objector's letter, in summary, referred to the following issues: previous numerous refusals for development of the site; a limited amendment to the size and location of the proposed dwelling and its continued impact on adjoining properties; the limited amenity area to support the dwelling; parking and access concerns; concerns about the impact on a flood zone 1 area with reference made to a number of occasions when surface water and sewerage had caused problems. Members discussed the application and were still of the view that the proposal represented overdevelopment of the site. They felt it would exacerbate flooding problems, had highway implications, in particular parking and access, and the dwelling was out of keeping with the character of the area. For these reasons it was agreed to raise an **OBJECTION.**
- (iv) REF: 20180608 – 4 Caston Road – single storey rear extension. **NO OBJECTION.**
- (v) REF: 20180658 – 28 South Avenue (High House) – erection of detached

- dwelling. Members welcomed the updated and improved design of an already approved proposal. **NO OBJECTION.**
- (vi) REF: 20180682 – 14 Aerodrome Road – infill flat roof extension to replace existing lean-to conservatory and installation of roof lantern to existing flat roof. **NO OBJECTION.**
 - (vii) REF: 20180699 – 34 St Catherine’s Road – erection of porch to front. **NO OBJECTION.**
 - (viii) REF: 20180702 – 18 Laundry Lane – demolition of existing garage and construction of single storey front, side and rear extension. **NO OBJECTION.**
 - (ix) REF: 20180704 – 31 Highfield Close (St Annes) – single storey rear extension. **NO OBJECTION.**
 - (x) REF: 20180718 – 18 Thunder Lane - single storey rear extension. **NO OBJECTION** but the Town Council would wish to see access to the existing right of way retained at all times during construction.

BROADS AUTHORITY

BA/2018/0076/TCAA – Holm Oaks – 8A Yarmouth Road – consent given for tree works – noted.

BA/2018/0108/TCAA – Thorpe Hall, Yarmouth Road – consent given for tree works – noted.

ENFORCEMENT NOTICES – CONFIDENTIAL

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

DATES OF NEXT MEETINGS

Finance and Staff Committee	4 June 2018
Plans Committee	11 June 2018

The meeting closed at 08:25pm

Signed:

Dated: