

**Thorpe St Andrew Town Council  
Minutes of the Plans Committee meeting held on  
13 August 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 no members of the public present.

**2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA**

Member	Item
Mr Robson	REF: 20181222 – 1 Independent Way – knew the applicant

**3 MINUTES**

The minutes of the meeting held on 9 July 2018 were agreed and signed as a true record.

**4 PLANNING ITEMS RAISED BY RESIDENTS**

None

**5 PLANNING APPLICATIONS**

- (i) REF: 20180496 – 9 Oak Avenue – revised design incorporating dual pitched roof above existing single storey rear extension - **NO OBJECTION.**
- (ii) REF: 20181070 – 16 Eastern Road – two-storey side and rear extension and single storey rear extension – it was noted that amended plans had been submitted omitting the proposed windows in one of the elevations with the exception of one small widow, which was obscure-glazed. The neighbours were now satisfied with the situation regarding overlooking but were still concerned about loss of light to their property. Having regard to the position of an existing garage, which would be removed, it was not felt the proposal would have any additional impact on light to the property. Concerns were raised about the fact that the plans did not refer to surface-water drainage proposals (mindful of the sloping nature of the rear garden) nor details regarding the removal of the chimney and re-siting of the boiler. It was anticipated these matters would be dealt with by the planners/building control. **NO OBJECTION but note concerns regarding lack of information regarding surface water drainage, chimney removal and boiler relocation.**
- (iii) REF: 20181100 – 20 Eastern Road – **NO OBJECTION.**

- (iv) REF: 20181122 – 8A South Avenue – Felling of T1 - large multi-stem Sycamore – it was noted that this application had now been determined and that approval given for the felling. **NOTED and supported.**
- (v) REF: 20181146 – 16 Longfields Road – loft conversion with front and rear dormer windows - **NO OBJECTION.**
- (vi) REF: 20181151 – 30 Hampden Drive – proposed two-storey rear extension (revised) – amended plans had been received to show the correct compass references. It was understood that the owners of no: 28 had raised a concern about a window overlooking their property. The window was at fence height and no higher than the existing conservatory which would be replaced. The new tenant had also raised a concern about loss of light. Having regard to the orientation of no: 28, it was felt there was unlikely to be any additional loss of light. **NO OBJECTION.**
- (vii) REF: 20181156 – The Old Rectory, 103 Yarmouth Road – change of use from hotel C1 to single dwelling C3 - **NO OBJECTION.**
- (viii) REF: 20181171 – 12 Prior Road – hip to gable conversion and rear dormer – whilst there was no objection to the proposal in principle, there was concern about the size and design of the dormers which it was felt could be reduced and improved. **NO OBJECTION but that the applicants be asked to consider improving the design of the dormers and reducing their size.**
- (ix) REF: 20181184 – 110 South Hill Road – side and rear extensions – **NO OBJECTION.**
- (x) REF: 20181196 – Beech Hill, Langley School - partial demolition to make safe fire damaged Beech Hill building – retrospective – having regard to the issue of safety, **NO OBJECTION but the Town Council would wish to see the opportunity taken to retain the remaining building as it was an important listed building in the Town.**
- (xi) REF: 20181200 – Margareta, 1 School Avenue – first floor side extension and two-storey rear extension - **NO OBJECTION.**
- (xii) REF: 20181222 – 1 Independent Way – two storey front extension - **NO OBJECTION.**
- (xiii) REF: 20181200 – 18 Booty Road – single storey rear extension - **NO OBJECTION.**

## **BROADS AUTHORITY**

BA/2018/0253/FUL – The Ferry, 3 Bungalow Lane – replace existing bungalow and workshop with a bungalow of the same combined footprint – relocate public footpath to the East boundary – **NO OBJECTION.**

BA/2018/0167/COND – River Green – removal of condition 6 of planning permission BA/2009/0242/FUL which removed permitted development rights – **NOTED.**

**6 APPEAL**

REF: APP/K2610/C/17/3188138 - 185 Yarmouth Road – Appeal notice – **a written representation be made to support Broadland District Council’s enforcement action.**

**INFORMATION ONLY**

REF: 20180939 – Sir Georges Morse Park – permission granted for change of use for café. **NOTED.**

REF: 20180945 – 12 Margetson Ave – new boundary treatment – **the Committee’s view of NO OBJECTION still stands.**

New Listed Structure: Thorpe St Andrew War Memorial – confirmation of listing - Grade II. **NOTED.**

**ENFORCEMENT NOTICES – CONFIDENTIAL**

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

**ANY OTHER BUSINESS**

The Chairman referred to the increasing number of proposals being considered for the installation of dormers in bungalows and changing hip roofs to gables and the demand for larger dormers to accommodate more room space. The Town Council’s current policy in relation to these was becoming outdated, focusing mainly on the need to try to avoid flat roof dormers, and it was felt it would be useful to review the policy. Members supported this suggestion and agreed it would be helpful to be guided by one of the District Council Planning Officers and to this end it was

**RESOLVED** to invite a District Council Planning Officer to attend a future meeting to advise members on this matter.

**DATES OF NEXT MEETINGS**

Town Council	3 September 2018
Plans Committee	10 September 2018

*The meeting closed at 08:40pm*

*Signed: .....*

*Dated: .....*