

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

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

Apologies: none

In attendance:
Mrs F Bass (Deputy 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
Mr Fisher	REF: 20181549 – 14 Hillside Road – knew the applicant

3 MINUTES

The minutes of the meeting held on 10 September 2018 were agreed and signed as a true record subject to an amendment to change Verde to Vere in minute 5(i).

4 PLANNING ITEMS RAISED BY RESIDENTS

REF: 20181466 – 23 Blakestone Drive – the neighbours raised concerns about the impact of the proposals on them and their property. They had suffered with developments on 3 sides of their boundary and felt the current proposal was unnecessary. It would create a substantial property which was not needed and there would be difficulties with vehicular access and parking both during construction and after. Construction work would be very disruptive. They had reported concerns to environmental officers in the past about other construction issues but had no response.

REF: BA/2018/0319/HOUSEH – 16 Thorpe Hall Close – a neighbour raised concerns about the close proximity of the proposed cart shed to their boundary having regard to the large size of the plot and options to locate it further away. There was concern about the potential for increased holiday letting of the premises as the current owner did not live at the premises.

5 PLANNING APPLICATIONS

- (i) REF: 20181382–18 Highfield Close – lean-to porches to front and side elevations, replacement of flat roof over garage to pitched roof and raised decking to rear. A minor amendment had been received regarding a missing description for the decking area, for which a response had been needed before the meeting. On behalf of the Committee, the Chairman had raised **NO OBJECTION**.
- (ii) REF: 20181431 – 3 Tower Hill – removal of railings – **NO OBJECTION**.

- (iii) REF: 20181440 – 44 Gordon Avenue – single storey rear extension - **NO OBJECTION but would prefer to see a pitched roof.**
- (iv) REF: 20181466 – 23 Blakestone Drive – 2 storey rear extension to replace conservatory. There were concerns about the impact of the proposals on the neighbours, particularly in relation to vehicle movements and parking, and about the restricted access for construction vehicles. **NO OBJECTION but have concerns regarding the size of the proposal and the impact of vehicle movements and parking because of the restricted access, particularly during construction work. If approved, would encourage this to be controlled by conditions.**
- (v) REF: 20181476 – 47 Gordon Avenue – glazed roof UPVC conservatory - **NO OBJECTION.**
- (vi) REF: 20181491 – 23 Oak Avenue – single storey rear extension, conversion of garage and associated works - new amendments 10.10.18 - **NO OBJECTION.**
- (vii) REF: 20181508– 94 Hillcrest Road – single storey first floor side/front extension - new amendments 10.10.18 – **NO OBJECTION to amended plan.**
- (viii) REF: 20181510 – land East of Green Lane – Development of up to 500 dwellings with associated playing fields and informal open space – scoping opinion – for which a response had been needed before the meeting. On behalf of the Committee, the Chairman had raised **NO OBJECTION. Members would like to see existing pond retained.**
- (ix) REF: 20181540 – High View – 22A Chapel Lane – raising of ridge and first floor extension including front dormer and raised deck to upper level – **NO OBJECTION.**
- (x) REF: 20181549 – 14 Hillside – single storey side and rear extension – **NO OBJECTION.**
- (xi) REF: 20181579 – 9 Oak Avenue – single storey rear extension – concerns were raised about the size of the proposed extension – **OBJECTION – out of keeping with existing dwelling.**
- (xii) REF: 20181583 – 22B Chapel Lane – variation of condition 2 of planning permission 20150100 – **NO OBJECTION.**

BROADS AUTHORITY

BA/2018/0210/OUT – Oakland Marine Limited – alterations to existing boatyard to include new moorings, quay heading, footbridge, new boat workshop and storage. (previously considered in August) – amended plans now exclude holiday cottages – **NO OBJECTION -welcome use of this area for business development.**

BA/2018/0319/HOUSEH – 16 Thorpe Hall Close – single storey residential annex, cart shed, enlarge entrance porch, replacement conservatory and removal of chimney – concerns were raised about the impact of the proposals on the adjoining properties because of the close proximity of the annex and cart shed to the boundary and the loss of existing well-established trees in a conservation area. Having regard to the large size of the plot, an alternative site layout would be preferred. It was also felt that,

if approved, use of the annex should be linked to occupation of the main dwelling. **NO OBJECTION** subject to alternative site layout and a condition to link use of additional accommodation to occupancy of the main dwelling.

PERMISSIONS GRANTED

Norfolk Garden Supplies, 54B Yarmouth Road – regularisation of existing uses and buildings for car wash, offices and garden centre for a temporary period of 2 years. **NOTED.**

The Ferry, 3 Bungalow Lane – replace existing bungalow and workshop with a bungalow of same combined footprint, relocate public footpath to east of boundary. **NOTED.**

ENFORCEMENT NOTICES – CONFIDENTIAL

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

DATES OF NEXT MEETINGS

Town Council	12 November 2018
Plans Committee	19 November 2018

The meeting closed at 8:50pm

Signed:

Dated: