

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

- 1 Present:** Mr J Fisher – Chairman  
Mr F Bowe Mr R Robson Mr S Snelling
- Apologies:** Mr P Berry Mr N Hancock
- In attendance:**  
Dr T Foreman (Town Clerk) Mrs D Matthews (Committee Officer)

There were 12 members of the public present.

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

None made.

**3 MINUTES**

The minutes of the meeting held on 15 October 2018 were agreed and signed as a true record.

**4 PLANNING ITEMS RAISED BY RESIDENTS**

REF: 20181773 – 1 Prior Road – a concern was raised about the impact of the loss of car parking space to accommodate the extension.

REF: 20181809 – Thorpe St Andrew High School, Laundry Lane – a number of residents whose properties adjoined the playing field and the proposed new modular classrooms raised concerns about the proposals and the fact that most of them had not been consulted. The proposed music block would be 20m or even less away from the nearest bungalow and there were concerns about noise with no apparent noise assessment having been carried out and no reference to any noise mitigation measures such as sound proofing. The existing building was currently being used for music (drumming) and concerns had been raised with the school about current noise disturbances. The proposed music facility was much larger and there was potential for even more disturbance. The new buildings included windows which could be opened to increase noise emissions. It was felt there were alternative locations on the site which could be used which would not impact on nearby residents. There were also concerns about a proposed air conditioning unit, light pollution and the gas main running through the site of the building.

REF: BA/2018/0407/HOUSEH – 6 Ferryman's Court, Yarmouth Road – a number of residents from Ferryman's Court raised concerns about the proposals, in particular, the loss of privacy, loss of visual amenity and increase noise nuisance from the extended balcony. The existing dwellings were very narrow and very close to each other and each had a very small balcony designed for 2 people. The properties were also staggered in pairs and afforded views of the river. The extension to the balcony would impact on the privacy of the neighbouring property by allowing views into the living area. Some form of screening would be necessary to afford privacy but this

would adversely impact on the views from the adjoining property out over the river which was one of the main reasons residents moved to these properties. The design of the collection of dwellings was currently uniform and the changes proposed would adversely affect the visual amenity of the collection of houses and the view of the properties from the river. It would also set an unwelcome precedent for future alterations and affect the value of the properties. There were concerns also about the security risk of introducing external stairs to the property. This stretch of river was well used by rowers, canoe users and children and it was felt the proposed pontoon could potentially have safety implications for use of this stretch of river and would be a hazard to adjoining residents when mooring their boats. It was noted that the residents' mooring was currently restricted to 14 ft boats.

## 5 PLANNING APPLICATIONS

- (i) REF: 20181579 - 9 Oak Avenue – single storey rear extension (revised plans) **NO OBJECTION.**
- (ii) REF: 20181642 – 170 Thunder Lane – single storey rear extension – **NO OBJECTION.**
- (iii) REF: 20181679 – 17 Roundhead Court – first floor extension - **NO OBJECTION.**
- (iv) REF: 20181686 – 6 Thorpe Close – single storey rear extension. **NO OBJECTION.**
- (v) REF: 20181715 – 89C Yarmouth Road – change of use of double garage and 2 rooms of the main house into a beauty salon and conversion of rear ground floor and first floor of the garage to a one-bedroom self-contained dwelling - **NO OBJECTION.**
- (vi) REF: 20181773 – 1 Prior Road – side and rear extension incorporating extended room in roof - **NO OBJECTION to proposed extension but there is a need for provision to be made on site for replacement parking.**
- (vii) REF: 20181817 – 14 Belmore Close – side and rear extensions and loft conversion – **NO OBJECTION.**
- (viii) REF: 20181809 – Thorpe St Andrew High School, Laundry Lane – removal of mobile classroom and installation of 2 classroom modular building – Members were concerned that residents had not been consulted and there appeared to be no noise mitigation measures within the proposals. It was felt that there were other alternative locations within the school grounds which would be more suitable for the location of music classrooms which would not have an adverse impact on adjoining neighbours. **OBJECTION having regard to existing noise concerns, the absence of any noise mitigation measures and the potential for relocating the classrooms elsewhere on the site. It was agreed to advise the school directly of the Town Council's concerns about the proposals.**

## BROADS AUTHORITY

BA/2018/0414/TCAA and BA/2018/0409/TPOA – Norwich Frostbite Sailing Club,

Girling Lane - T1 Sycamore – remove suckers and sever ivy on trunk, T2 Sycamore – fell, T1 Silver Birch – crown lift to 2.5m, remove suckers and sever ivy on trunk, T2 Silver Birch – remove 3 lower branches, crown lift to 2.4m - **NO OBJECTION.**

BA/2018/0407/HOUSEH – 6 Ferryman’s Court, Yarmouth Road – proposed ground floor single storey rear extension and balcony over, new bay windows front and rear to second floor, new roof lights to roadside roof slope, rear terrace regraded and new floating pontoon anchored in river. Members had a number of concerns about the proposals including:

- the proposed balcony and its impact on the amenity and privacy of neighbouring properties, and on their views over the river.
- the potential implications for security and noise nuisance of the external staircase.
- the impact of the proposed pontoon on the safety of other users of the river and on the neighbouring residents’ use of their moorings.
- The detrimental impact of the proposals on the visual appearance of the collection of properties at Ferryman’s Court, particularly from the river, the proposals would not be in keeping with the overall design of the existing properties.
- the bay window would be considered to be acceptable only if side windows included obscure glass.

**STRONG OBJECTIONS for the reasons listed above.**

**ENFORCEMENT NOTICES – CONFIDENTIAL**

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

**DATES OF NEXT MEETINGS**

Town Council	3 December 2018
Plans Committee	17 December 2018

*The meeting closed at 8:50pm*

*Signed: .....*

*Dated: .....*