

**Thorpe St Andrew Town Council
Minutes of the Plans Committee meeting held on
11 March 2019 at 7.30pm**

1 Present:

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

Apologies:

Mr P Berry

In attendance:

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

There were 4 members of the public present.

2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

Member	Item
Dr T Foreman	Minute no: 6 - Broads Local Plan Comments – involved in preparation of the draft comments

3 MINUTES

The minutes of the meeting held on 18 February 2019 were agreed and signed as a true record.

4 PLANNING ITEMS RAISED BY RESIDENTS

REF: 20190164 – 124 Furze Road – an adjoining neighbour whose property backed onto the application site commented that they had objected to the original application to install 2 full height glass windows at second floor level because of issues of overlooking. Following approval, the revised application was now seeking to install 3 full height glass windows which would make the situation worse.

REF: 20190234 – 32 St Williams – the adjoining neighbour raised concerns about the roof height of the extension and its impact on her property. The applicant confirmed that, based on comments raised by the neighbour, he had that day submitted amended plans to lower the roof height by 800mm and to reduce the length of the extension from 9.9m to 9.45m. The neighbour welcomed the amendments.

5 PLANNING APPLICATIONS

- (i) REF: 20190084 – 56 St Williams Way – front dormer window - **NO OBJECTION.**
- (ii) REF: 20190164 – 124 Furze Road – variation of condition 2 following grant of planning permission 20181172 change in design – the changes were to replace the 2 full height glass windows at second floor level with 3 full height glass windows, increase the width of the large dormer window and amend the two small dormer windows. There was no balcony proposed at second floor level.

- Members were concerned about overlooking into and from the full height windows at second floor level notwithstanding the distance to the adjoining property to the rear. **OBJECTION to full height second floor windows.**
- (iii) REF: 20190222 – 170 Plumstead Road East – front porch canopy and single storey side extension - **NO OBJECTION.**
 - (iv) REF: 20190234 – 32 St Williams Way – single storey side and rear extension – members had some concerns about the impact of the extension because of its size and mass, in particular the gable end, and were of the view that this impact could be reduced by use of a hipped roof. It was noted that amended plans had been submitted to reduce the impact of the height of the extension and reduce its length which were to be welcomed. **NO OBJECTION but concerns raised about the use of a gable end for the extension - prefer to see a hipped roof.**
 - (v) REF: 20190240 – 18 Gordon Avenue – single storey rear extension - **NO OBJECTION.**
 - (vi) REF: 20190248 – 52A Thunder Lane – first floor side extension - **NO OBJECTION.**
 - (vii) REF: 20190261 – 6 South Hill Close – single storey side and rear extension - **NO OBJECTION**
 - (viii) REF: 20190262 – 1 Minion Close – first floor front extension - **NO OBJECTION.**
 - (ix) REF: 20190289 – 27 Winstanley Road – side extension with garage conversion - neighbours had asked for care regarding noise levels and parking during construction works - **NO OBJECTION.**
 - (x) REF: 20190299 – Bankside 300 – BBP, Peachman Way – 2 no: non-illuminated signs (revision of 20181864) - **NO OBJECTION.**
 - (xi) REF: 20190300 – Land South of Broadland Gate, Aj Postwick – development of 1 no: petrol filling station, 2 no: drive through restaurants and 24 HGV parking together with various infrastructure and landscaping (resubmission) – members had previously raised concerns about the original application regarding screening and contamination. The original application had been refused by the District Council on a number of issues for which the applicants had now responded with an amended application. **NO OBJECTION in principal to this development in this location. Parking for HGVs was to be welcomed. There were however concerns that improved landscaping measures were needed, electric charging points should be provided together with the installation of renewable energy measures to mitigate carbon emissions.**

6 BROADS LOCAL PLAN COMMENTS

Members received a note of the suggested comments to be submitted in response to the consultation on the Broads Authority Local Plan. The Chairman and the Clerk outlined the reasons for the proposed comments. Members supported the comments

and agreed that these be submitted to the planning inspector.

BROADS AUTHORITY - APPROVED – FOR INFORMATION

BA/2018/0467/HOUSEH – 18 Bungalow Lane – alterations and extension - Noted.

BA/2019/0020/TCAA – 15 Thorpe Hall Close – tree works – Noted.

ENFORCEMENT NOTICES – CONFIDENTIAL

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

DATES OF NEXT MEETINGS

Town Council	1 April 2019
Plans Committee	8 April 2019

The meeting closed at 08:25pm

Signed:

Dated: