

**Thorpe St Andrew Town Council
Minutes of the Plans Committee meeting held on
8 April 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 9 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 11 March 2019 were agreed and signed as a true record.

4 PLANNING ITEMS RAISED BY RESIDENTS

REF: 20181809 – Thorpe St Andrew High School, Laundry Lane – a resident questioned whether it was possible for a condition to be included which would ensure the modular buildings were not used for a music room.

REF: 20190255 – 17 Belmore Road – a number of residents raised concerns about the proposal. They felt the revised application had not addressed any of the previous concerns. The reasons for refusal of the original application still applied to the revised application. The height of the proposed building had been reduced but the proposal was still an overdevelopment of the site. The plot was too small, the building would be out of keeping with the surrounding area and there would be a negative effect on the amenity of neighbouring properties. There were also strong concerns about the impact of additional cars accessing a dangerous corner of the road which was often congested with parked cars. The owner of no:17 Belmore road commented that she appreciated there were parking issues on the road and that there was a need to access the road with caution, however, the required provision for off road parking was being made and the highways authority had no objection to the proposal. Much of the parking on the road was commuter parking and not residents. She also added that there was no overlooking as the distance from the window to the properties opposite was further than the required 20m.

5 PLANNING APPLICATIONS

- (i) REF: 20181809 – Thorpe St Andrew High School, Laundry Lane, – removal of mobile classroom and installation of 3 classroom modular buildings – it was noted that the music rooms proposed as part of the original application had now been moved to a more central location on the site and that the current

modular units would be used for classrooms. Air condition units had also been relocated to a more acceptable position. Local residents were still concerned about the impact of the proposal on underground gas pipes /electricity cables noting that other properties in the area had covenants restricting development over these. It was noted that the planning officer was seeking further information on this matter. **NO OBJECTION, noting the re-siting of the music room and the further investigations relating to the underground gas pipes/electricity gables.**

- (ii) REF: 20190255 – 17 Belmore Road – subdivision of plot and erection of detached dwelling – members felt the revised application had not addressed their previous concerns and that the proposal still raised a number of concerns, in particular, the proposal was overdevelopment of the site, the property was out of keeping with the neighbouring properties, it would have a negative impact on the amenity of the plot and adjoining neighbours and a negative impact on highway safety on a dangerous corner. **OBJECTION on the grounds listed above.**
- (iii) REF: 20190362 – 5 Western Wood Close – erection of 3 bay timber framed cart lodge with external steps to a home office and toilet above - **NO OBJECTION.**
- (iv) REF: 20190401 – 7 Beechwood Drive – erection of rear conservatory - **NO OBJECTION.**
- (v) REF: 20190405 – 2 The Copse – replacement of patio doors with bi-fold doors and replacement kitchen window - **NO OBJECTION.**
- (vi) REF: 20190459 – Thorpe St Andrew High School, Laundry Lane – proposed single storey modular building for use as a “grab-and-go” dining block - **NO OBJECTION.**
- (vii) REF: 20190469 – 6 Charles Avenue – single storey rear extension - **NO OBJECTION.**
- (viii) REF: 20190485– land South of Salhouse Road – reserve matter from permission 20170104 – whilst this application was not in Thorpe St Andrew, the Town Council had been kept informed of the proposal for a neighbouring parish. Concerns were raised that the proposed road through the estate which appeared to link Atlantic Way to the proposed roundabout at Brook Farm was a narrow, winding road and that it had been envisaged that this road would be more substantial. The proposed road appeared inadequate and did not meet the design guide for development of the area. It was agreed to raise these concerns.
- (ix) REF: 20190494 – 11 Thorpe Close – demolition of existing rear extension and erection of replacement single storey rear extension and front porch. Members were concerned about the use of a flat roof and the size and mass of the building which was larger than the existing building. Despite the current neighbour having no objections, members were concerned about the impact of the extension on the amenity of the adjoining property. **OBJECTION on the grounds of the size and mass of the extension and the use of a flat roof.**

- (x) REF: 20190508 - 18 Anne Close – proposed single storey side and rear extensions – **NO OBJECTION.**
- (xi) REF: 20190534 - 5 Owen Court - alteration of rear french doors and windows **NO OBJECTION.**

Variation of Condition

REF: 20190467 – 28 South Avenue – variation of condition 6 of permission - 20180658 – tree management works - **NOTED.**

Permission Granted

REF: 20190164 – 124 Furze Road – variation of condition 2 following planning permission 20181172 – change in design - **NOTED.**

No objections comments sent

REF: 20190264 – 7 Firtree Road – single storey front and rear extension – **NOTED.**

BROADS AUTHORITY

BA/2019/0120/TCCA – Walpole House - 16 Yarmouth Road – T1 Cedar 2m clearance, T2 Yew crown reduction 2m – **NOTED.**

BA/2018/0072/REM – Oakland Marine Ltd, Griffin Lane – reserve matters – **NOTED.**

6 ENFORCEMENT NOTICES – CONFIDENTIAL

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

DATES OF NEXT MEETINGS

Town Council	13 May 2019
Plans Committee	20 May 2019

The Chairman thanked Mr R Robson for his work over the years on the Plans Committee and wished him well for the future.

The meeting closed at 08:30pm

Signed:

Dated: