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

**1 Present:**

Mr J Fisher (Chairman)  
Mr P Berry Mrs J Fisher Mr T Garner Mr S Snelling

**Apologies:** Mr F Bowe

**In attendance:**

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

There were 11 members of the public present.

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

Member	Item
Mr J Fisher	Minute no: 5 - REF: 20190386 – 2 Hillcrest Road - were both known to the applicant and took no part in the decision
Mrs J Fisher	

**3 MINUTES**

The minutes of the meeting held on 20 May 2019 were agreed and signed as a true record.

**4 PLANNING ITEMS RAISED BY RESIDENTS**

REF: 20190016 – Land East of Pound Lane – clarification was sought that the proposal being considered was the amended plan excluding the 23 assisted living flats and it was confirmed this was the case. A concern was also raised that, on visiting the District Council to view the application, the resident concerned had be left to view a very large file with no help or guidance from the Council.

A number of residents raised concerns about the proposal including:

- The size and location of the three-storey care home – this was directly opposite a number of single storey properties (some 19m away and much closer than the existing building). It was not well screened and was out of keeping with the surrounding area. A suggestion was made that this building should be moved to the rear of the site with the proposed bungalows moved to the front of the site.
- The proposed access arrangements were inadequate and joined a road which was already of concern because of the amount of traffic using it. The access roads were too narrow and could not accommodate emergency vehicles or service vehicles. It was believed there would be no more accesses onto Pound Lane. There would be a loss of trees to make way for the visibility splays. Use should be made of the existing access to the Oasis.
- Doubt about the number of carparking spaces to be provided and if these would be sufficient.

- The impact of construction works.
- The loss of mature trees along the boundary with Pound Lane which would reduce the screening of the development.
- The loss of Beech Lodge which was one of the oldest buildings in this area and potentially should be a listed building.
- The proposal should be a class C3 development and not class C2 which avoided the requirement for low cost housing.

REF: 20190830 – 95 Furze Road – a resident raised concerns about the proximity of the extension to his property and that he would wish to see a gap remain along the boundary of the two properties. He also felt the two-storey extension was out of keeping as there were no other 2 storey extensions in the vicinity.

REF: 20190856 – Hillcrest Chapel – the applicant answered questions from the Committee, stating that he was not aware of any lights being left on at the Chapel and would look into this. The Chapel would continue to be used for worship probably on a Sunday afternoon/evening from 4:30pm to 7:30 pm and it was hoped to appeal to the local community. The plan was to also use the Chapel for a mother and toddler venue with an outside play area. Parking would be provided on site for the current congregation of approximately 40 together with the local community but it was acknowledged that this might not cater for the occasional events such as weddings/funerals.

## 5 PLANNING APPLICATIONS

- (i) REF: 20190016 – Land East of Pound Lane – demolition of existing buildings and erection of care village (all class C2) comprising of 68 bed care home, 23 assisted living flats, 18 assisted living bungalows, associated outbuildings and 2 new accesses. It was noted that the amended plans had addressed a number of concerns previously raised by residents and the Town Council. The 23 assisted living flats had been removed and the care home building had been modified with the three-storey element now sited further away from the bungalows opposite. This element could not have been located to the rear of the site because of the impact on the adjoining County Wildlife site. Cllr Snelling reported that he had taken the opportunity to view a similar development by the same applicant. The layout and management of the site had been impressive and there was a modest number of cars moving into and out of the site. The applicant was mindful of the concerns raised previously and had endeavoured to alleviate the issues raised.

Some concerns were raised about the access arrangements and it was agreed (3 members voting for, 1 against) to raise **NO OBJECTION in principal** to the development acknowledging the changes made to the original application but to raise the following points:

- there was a need to ensure that proposals for the access and carparking met the requirements of the highway authority;
- the conservation officer be asked to re-examine if Beech Lodge should be considered for retention / listing;

- re-examination of the access arrangements to look at other options including use of the existing access to the Oasis.
- (ii) REF: 20190386 – 2 Hillcrest Road – change of use from retail and 1 bed dwelling to 3 bed dwelling, infill shop front door, alter shop front windows, erect single storey rear extension and erect wall, vehicular access gate and pedestrian gate with canopy over on highway boundary. Notwithstanding the emerging Town Plan which sought to identify the location of this property as being in a business area but having regard to the current nature of the area - **NO OBJECTION.**
- (iii) REF: 20190686 – 80 Hillcrest Road – erection of garage - **NO OBJECTION.**
- (iv) REF: 20190780 – 65 Furze Road – single storey rear extension - **NO OBJECTION.**
- (v) REF: 20190758 – land south of Salhouse Road – reserved matters application following grant of outline planning permission 20160498 for phase 1 residential development comprising of 251 houses and associated infrastructure and details reserved by conditions 25 (landscaping), 26 (tree protection), 27 (ground investigation) and 28 (archaeology) (EIA application) - **NO OBJECTION.**
- (vi) REF: 20190761 – 21 Caston Road – single storey rear extension and hip to gable loft conversion with front and rear dormers - **NO OBJECTION in principal to the proposal but object to the current design of the dormers.**
- (vii) REF: 20190808 – 282 Plumstead Road East – proposed single storey rear and side extension - **NO OBJECTION but concerns about the design of the flat roof with what appeared to be velux windows.**
- (viii) REF: 20190838 – 95 Furze Road – 2 storey rear extension - **NO OBJECTION but would like to see a gap remain along the boundary with the adjoining property.**
- (ix) REF: 20190586 – Hillcrest Chapel – proposed alterations and extension to chapel - **NO OBJECTION.**
- (x) REF: 20190818 – 113 St Williams Way – rear flat roof extension and rear annex building – Members were concerned about the overall size of the extension and the annex building and felt they constituted over development of the site. **OBJECTION – overdevelopment of the site.**

#### **Permission Granted**

REF: BA/2019/0113/COND – variation of condition 3 BA/2017/0309/CU – to allow double mooring of vessels up to 6ft wide – Town Council application - **NOTED.**

#### **ENFORCEMENT NOTICES – CONFIDENTIAL**

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

**DATES OF NEXT MEETINGS**

Town Council	1 July 2019
Plans Committee	8 July 2019

*The meeting closed at 9:15 pm*

*Signed: .....*

*Dated: .....*