



**PLANNING & ENVIRONMENT COMMITTEE  
MONDAY 10 FEBRUARY 2020  
7.30 P.M. TOWN HALL, FITZMAURICE PARK**

5.2.20

**To all members of the Plans Committee**

You are hereby summoned to attend the plans & Environment committee meeting of Thorpe St Andrew Town Council to be held at the Town Hall, Fitzmaurice Park, Pound Lane on Monday 10<sup>th</sup> February 2020 at 7.30 p.m. for transacting the following business.

1. Attendance and Apologies for Absence
2. Declarations of Interest
3. Minutes of Meeting held on 13 January 2020
4. Planning Items Raised by Residents
5. Planning Applications

20191949	159 Plumstead Rd East	First Floor Side Extension, Rear Two Storey Extension & Single Storey Rear Extension (PB)
20200031	89B Yarmouth Rd	Change of use from Office to Residential (JF)
20200159	4 Hillside Ave	Two Storey Side Extension (JF)
20200162	116 St Williams Way	Variation of Condition 2 following planning permission 20190997 revised materials & additional window
20200201	3 Laurel Road	Single Storey Front Extension- revised proposal (SS)

BA/2019/0435/TCAA- INFO ONLY.

Thorpe Hall, Yarmouth Road. Tree works NO OBJECTIONS FROM BA

6. Norwich Western Link Update.
7. Greater Norwich Local Plan
8. Purposed Base Station Installation
9. Enforcement Notices

**Thomas Foreman Town Clerk, Next Meeting Plans Committee Monday 9 March 2020, Town Council**



**Thorpe St Andrew Town Council**  
**Minutes of the Plans Committee and Environment meeting held on**  
**13 January 2020 at 7.30pm**

- 1 Present:**  
Mr J Fisher (Chairman)      Mrs F Fisher      Mr S Snelling      Mr T Garner  
Mr P Berry      Mr F Bowe

**Apologies:**

**In attendance:**  
Dr T Foreman (Town Clerk)

8 Members of the public were present

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

Member	Item

**3 MINUTES**

The minutes of the meeting held on 11 November 2019 were agreed and signed as a true record.

**4 PLANNING ITEMS RAISED BY RESIDENTS**

REF: 20191860 – 214 Plumstead Road – Neighbours on one side voiced support for the application, along with the applicant who was present.

20191858 – 17 Fiennes Road – The applicant described his frustration at the process for planning at the District Council. He provided an overview of the history of the application.

**5 PLANNING APPLICATIONS**

- (i) **20191858 – 17 Fiennes Road – Support with no objections**
- (ii) **20191860 – 214 Plumstead Road – No objections**
- (iii) **20191888 Boulderside Close – No objections**
- (iv) **20191926 – 6 School Lane – No objections**

**BROADS AUTHORITY**

BA/2019/0413/TCAA – 15 Thorpe Hall Close – Noted

BA/2019/0435/TCAA – Thorpe Hall – No objections, however would like the tulip tree replanted/replaced elsewhere on site.

**ENFORCEMENT NOTICES – CONFIDENTIAL**

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

*The meeting closed at 09:00pm*

*Signed: .....*

*Dated: .....*

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**From:** Office  
**Sent:** 27 January 2020 09:13  
**To:** Thomas Foreman  
**Subject:** FW: Norwich Western Link update

**From:** Norwich Western Link [mailto:[Norwichwesternlink@norfolk.gov.uk](mailto:Norwichwesternlink@norfolk.gov.uk)]  
**Sent:** 24 January 2020 14:32  
**To:** Office <[office@thorpestandrew-tc.gov.uk](mailto:office@thorpestandrew-tc.gov.uk)>  
**Subject:** Norwich Western Link update

Dear Mr Foreman

I'm getting in touch to update you on our Norwich Western Link project, and tell you about the key pieces of work that are coming up this year.

Last year saw us make a lot of progress. We agreed the preferred route and gained regional priority status for the project last July - if you want to refresh your memory about this and the project as a whole you can read about it at [www.norfolk.gov.uk/nwl](http://www.norfolk.gov.uk/nwl).

Since then, a lot of work has been carried out to develop the design of the road and potential mitigation measures, including extensive environmental, ecological, topographical and geotechnical surveys along and near the route. We've also conducted traffic monitoring in dozens of locations on the county's roads and the data gathered from this will be used alongside other information to update our traffic modelling; this predicts how the Norwich Western Link and other factors will change people's journeys.

All this work will not only help to further develop our proposals for the Norwich Western Link but will also be used in our Outline Business Case for the project, which we're planning to submit to the Department for Transport (DfT) later this year. This is a necessary step for us to receive funding from central government, and we'll be seeking 85% of the funding for the project from DfT.

We've also been looking at what we think we should do with the local roads that cross the preferred route. We know we don't want to create junctions along the Norwich Western Link (other than those with the A1067 and A47) but there are other decisions to be made; whether we keep them open, largely as they are, or do something different, given the changes the new road will make to the way people travel. We've also been working on proposals for how we think we can support and encourage people to walk, cycle and use public transport, which is one of the project objectives.

We're keen to share our ideas for these elements with you and get your views on them, which is why we're proposing to hold a public consultation on some specific elements of the Norwich Western Link in spring this year. Holding a consultation in the spring will allow us to take account of the feedback we receive in our



procurement process, which we're hoping to get underway shortly and will lead to us appointing a contractor for the Norwich Western Link. A further public consultation on the design developed with input from the successful contractor is scheduled at the end of 2020/early 2021, ahead of the planning application being submitted.

There's more information about the work we've undertaken to date and what we're proposing to carry out over the next year, including the procurement process and the spring consultation, in a report that's going to a meeting of our cabinet on Monday 3 February. You can read this as part of the agenda for the meeting [here](#). If our cabinet members approve the recommendations we're making in the report, we'll get in contact again ahead of the spring consultation to give you more information about it, including how you can give us your views.

Best wishes

Chris Fernandez

**Chris Fernandez, Project Manager, Norwich Western Link**  
Infrastructure Delivery, CES department, Norfolk County Council  
| Tel: 0344 800 8020 | Website: [www.norfolk.gov.uk/nwl](http://www.norfolk.gov.uk/nwl)  
County Hall, Martineau Lane, Norwich, NR1 2DH



**Norfolk** County Council



**Be the best you in 2020**

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To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>



# The Greater Norwich Local Plan

Growing Stronger Communities Together

In 2018 you helped us identify sites for development. We now need your help to finalise our strategy and choice of sites. Through your support we aim to produce a plan to meet local housing and economic growth needs, whilst protecting and enhancing the environment.

Have  
your  
say

from 29 January to  
16 March 2020

- Find out about proposed sites
- Visit a roadshow to get involved
- and finally, have your say!



To take part in the consultation and find out about roadshows visit:

**[www.gnlp.org.uk](http://www.gnlp.org.uk)**

 **01603 306603**







## **THORPE ST ANDREW**

Thorpe St Andrew is an urban fringe parish and is within an area identified for significant development as part of the Growth Triangle Area Action Plan. The suburban character of Thorpe St Andrew comprises mainly 20th Century semi-detached and detached properties often set in large plots with mature planting. The Thorpe St Andrew Conservation Area extends northwards from the River Yare up the valley side to the top of Thorpe Ridge.

Thorpe St Andrew also benefits from a good range of services and facilities, principally based around the district centre at Pound Lane that is anchored by a Sainsbury supermarket. There is primary school provision within the town council area and Thorpe St Andrew High School has approximately 1,700 students, including a sixth form. Historically, Thorpe St Andrew developed along the Yarmouth Road parallel to the north bank of the River Yare. Historic listed buildings line the Yarmouth Road, including the Grade II\* Thorpe Hall and the ruins to the Church of St Andrew.

There are no sites identified as preferred options in Thorpe St Andrew. There are no carried forward allocations but a total of 354 additional dwellings with planning permission. This gives a total deliverable housing commitment for Thorpe St Andrew of 354 homes between 2018 – 2038.



[illegible]

- # Thorpe St Andrew
- 
- This map illustrates the Thorpe St Andrew area, highlighting various land use designations and settlement boundaries. The map includes a legend in the top left corner, a scale bar at the bottom, and labels for surrounding areas and landmarks.
- Legend:**
- Existing Settlement Boundaries (dashed line)
  - Preferred Mixed Use Allocation (hatched area)
  - Carried Forward Housing Allocation (red outline)
  - Carried forward existing Area Action Plan Boundary (yellow outline)
  - Broads Authority (blue area)
- Map Labels:**
- Norwich
  - Thorpe St.
  - Trowse With Newton
  - R10
  - Whitlingham Great Broad
  - Country Park
  - Whitlingham
  - Broads Authority
- Scale:** 0, 170, 340, 680, 1,020, 1,360 Metres
- Copyright:** © Crown copyright and data

# Thorpe St Andrew

This map illustrates the Thorpe St Andrew area, highlighting various land use and settlement boundaries. The map includes a legend in the top left corner with the following categories:

- Existing Settlement Boundaries (indicated by a dashed purple line)
- Preferred Mixed Use Allocation (indicated by a red diagonal hatched pattern)
- Carried Forward Housing Allocation (indicated by a red outline)
- Carried forward existing Area Action Plan Boundary (indicated by a yellow outline)

The map also shows the Broads Authority boundary. Key locations labeled on the map include Norwich to the west, Thorpe St. to the east, and Trowse With Newton to the south. The River Great Ouse is visible at the bottom. A scale bar at the bottom indicates distances in metres (0, 170, 340, 680, 1,020, 1,360). A copyright notice at the bottom right states "© Crown copyright and data".

# Thorpe St Andrew

This map illustrates the planning and settlement boundaries for Thorpe St Andrew. The map shows a dense residential area with a network of streets. A dashed purple line indicates the existing settlement boundaries. A red hatched area represents the preferred mixed use allocation, which is located in the central part of the map. A red solid line outlines the carried forward housing allocation, which follows the settlement boundary. A yellow solid line shows the carried forward existing area action plan boundary, which is located in the southern part of the map. The map also shows the River Yare and the Whitingham Great Broad. The map is labeled with 'Norwich' to the west, 'Thorpe St.' to the east, and 'Trowse With Newton' to the south. A scale bar at the bottom indicates distances in metres (0, 170, 340, 680, 1,020, 1,360). A legend in the top left corner defines the symbols used on the map.

- Existing Settlement Boundaries
- Preferred Mixed Use Allocation
- Carried Forward Housing Allocation
- Carried forward existing Area Action Plan Boundary

Broads Authority

Norwich

Thorpe St.

Trowse With Newton

R10

0 170 340 680 1,020 1,360 Metres

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# Thorpe St Andrew

This map illustrates the planning and settlement boundaries for Thorpe St Andrew. The map shows a dense residential area with a network of streets. A dashed purple line indicates the existing settlement boundaries. A red hatched area represents the preferred mixed use allocation, which is located in the central part of the map. A red solid line outlines the carried forward housing allocation, which follows the settlement boundary. A yellow solid line shows the carried forward existing area action plan boundary, which is located in the southern part of the map. The map also shows the River Yare and the Whitingham Great Broad. The map is labeled with 'Norwich' to the west, 'Thorpe St.' to the east, and 'Trowse With Newton' to the south. A scale bar at the bottom indicates distances in metres (0, 170, 340, 680, 1,020, 1,360). A legend in the top left corner explains the symbols used on the map.

- Existing Settlement Boundaries
- Preferred Mixed Use Allocation
- Carried Forward Housing Allocation
- Carried forward existing Area Action Plan Boundary

Broads Authority

Norwich

Thorpe St.

Trowse With Newton

R10

0 170 340 680 1,020 1,360 Metres

© Crown copyright and data

[illegible]

# Thorpe St Andrew

This map illustrates the geographical area around Thorpe St Andrew, highlighting various planning designations. The map includes labels for 'Norwich' to the west and 'Trowse With Newton' to the south. A legend in the top left corner defines four categories: Existing Settlement Boundaries (dashed purple line), Preferred Mixed Use Allocation (red hatched area), Carried Forward Housing Allocation (solid red outline), and Carried forward existing Area Action Plan Boundary (yellow shaded area). The River Yare flows along the southern edge of the town. A scale bar at the bottom indicates distances from 0 to 1,360 metres.

**Legend:**

- Existing Settlement Boundaries
- Preferred Mixed Use Allocation
- Carried Forward Housing Allocation
- Carried forward existing Area Action Plan Boundary

**Labels:** Norwich, Thorpe St., Trowse With Newton, R10

**Scale:** 0, 170, 340, 680, 1,020, 1,360 Metres

**Copyright:** © Crown copyright and data

[illegible][illegible]



**No new allocations proposed**

**No existing allocations to be carried forward**

**Notes:**

Thorpe St Andrew is affected by the Growth Triangle Area Action Plan (AAP) which will not be superseded by this plan. These are AAP schemes at the edge of the town council's administrative area, at Brook Farm (GT 6) and north of Plumstead Road (GT 8); as well as allocations related to employment at Broadland Business Park. Other Thorpe St Andrew sites allocated in 2015 are now implemented, such as TSA2 at the former Pinebanks and TSA3 at Griffin Lane, and so are not carried forward for reallocation.

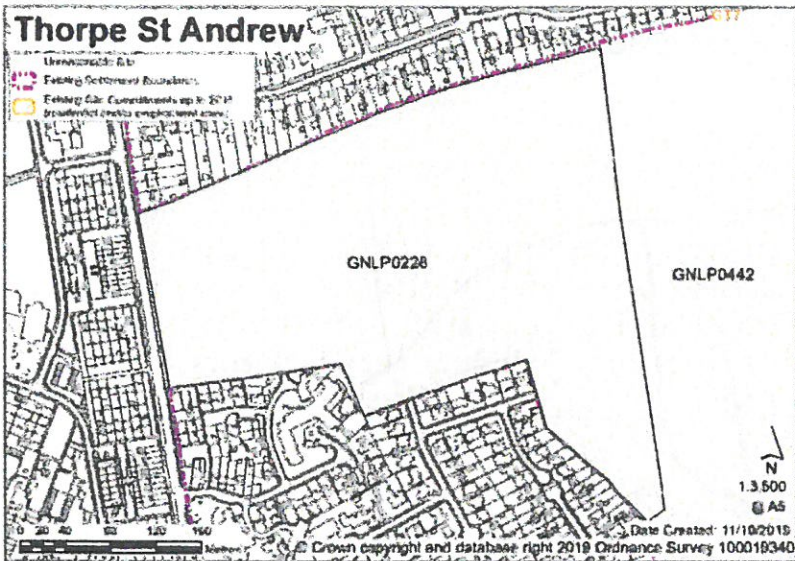
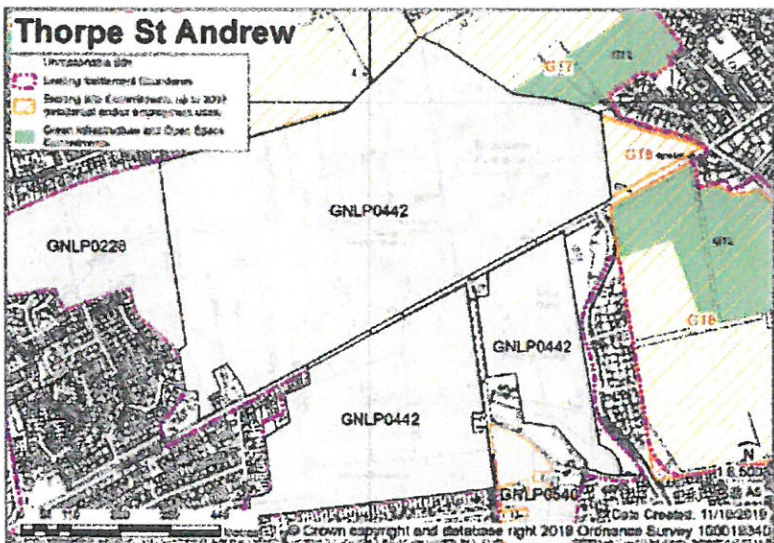
**Reasonable Alternatives**

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
<b>Thorpe St Andrew</b>				
<b>NO REASONABLE ALTERNATIVE SITES</b>				

**Unreasonable Sites - Residential**

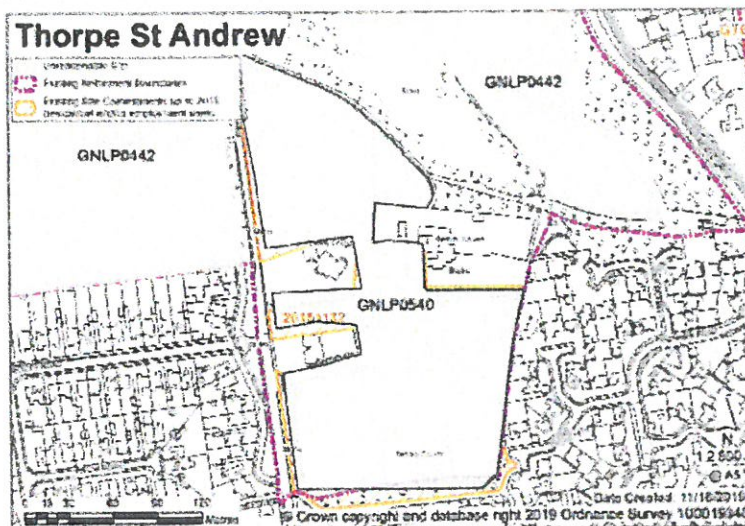
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Thorpe St Andrew</b>				
Land to the East side of Woodside Road (Thorpe Woodland)	GNLP0228	10.48	Mixed use (unspecified number) (provides links to Woodside to development to north east of the site)	This site is considered to be unreasonable for allocation as there are other more preferable sites to consider which do not involve the loss of a county wildlife site and which have less ecological and biodiversity impacts. This site also has issues with surface water flood risk.



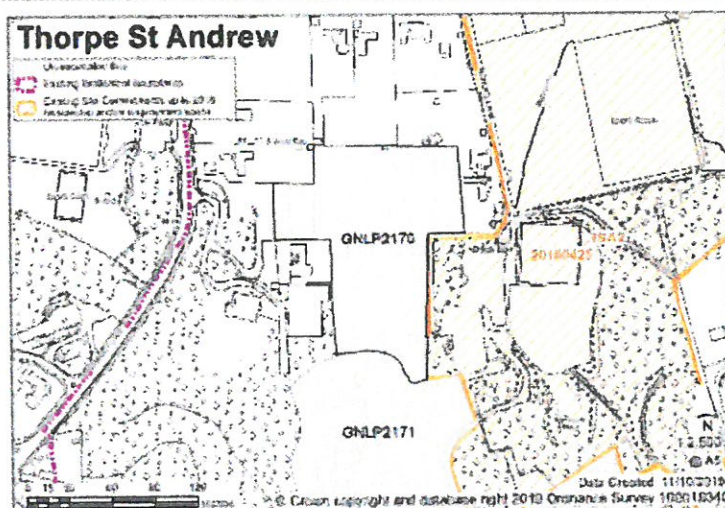
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
Racecourse Plantations, Plumstead Road East	GNLP0442	70.22	10 ha for up to 330 dwellings with remainder of the site designated as a community wood land park	This site is well related to services and the form and character of the area. It was allowed on appeal in January 2019 (reference 20168996) for 300 homes and the creation of a new Community Woodland Park, so it is not proposed to allocate the site in the local plan.
				
Oasis Sport and Leisure Centre, 4 Pound Lane	GNLP0540	3.03	Redevelopment of Oasis Leisure Club including erection of replacement spa	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. The site was granted on appeal in



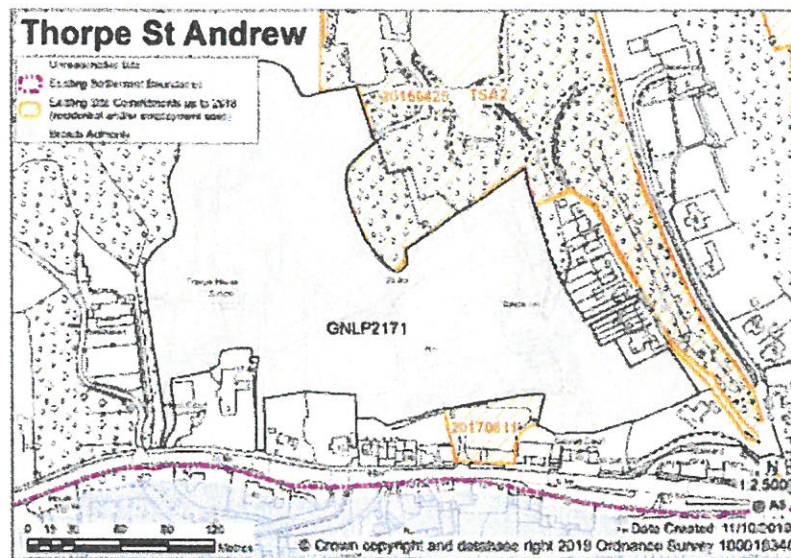
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			and wellbeing club and erection of 27 residential dwellings	February 2017 (reference 20151132) so it is not proposed to allocate the site in the local plan.



Langley North (former playing fields/Langley School)	GNLP2170	1.33	40 dwellings	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Sport England has objected stating that the area of playing field to be lost as a result of development should be replaced prior to commencement. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Langley South (former Langley School)	GNLP2171	4.38	70 dwellings	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Half of the site is Ancient Woodland which is a significant constraint. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access.





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Our Ref: CTIL 302230, TEF N/A, VF 18639

31st January 2020

The Town Clerk  
Thorpe St Andrew Town Council  
Town Hall  
Fitzmaurice Park  
Thorpe St Andrew  
NR7 0UL

Dear Sir/Madam,

**PROPOSED BASE STATION INSTALLATION UPGRADE AT CELL SITE CTIL 302230, TEF N/A, VF 18639, DUSSINGDALE DRIVE SW4, DUSSINGDALE DRIVE, NORWICH, NORFOLK, NR7 0TJ, NGR E: 627707 N: 310027**

Cornerstone and Vodafone's identified this site as suitable for an equipment upgrade, whilst the plan across much of the rollout of 5G is to implement a single, shared structure, in this context, that is not feasible. As such, in order to effectively 'upgrade' the existing Vodafone installation particularly to accommodate 5G, it will be necessary to plan for an additional streetworks solution in proximity to the existing installation, and, wherever feasible, it will be similar in appearance. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location provide improved technical provisions (LTE), greater capacity and coverage in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

It is proposed to effectively 'upgrade' an existing installation at:

- Dussingdale Drive SW4, Dussingdale Drive, Norwich, Norfolk, NR7 0TJ, NGR E: 627707 N: 310027.
- It is proposed to effectively 'upgrade' the existing Vodafone installation particularly to accommodate 5G with the installation of an additional 20.0m pole, install 1no. equipment cabinet and ancillary works including a meter cabinet. For Full details please refer to enclosed generic drawings.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Vodafone's installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Yours faithfully,

Tony Hosker  
Consultant Planner  
Sitec Infrastructure Services Ltd

e-mail: [thosker@sitec-is.co.uk](mailto:thosker@sitec-is.co.uk)

07788 101 986

(for and on behalf of Cornerstone and Vodafone Ltd)