



THORPE ST ANDREW TOWN COUNCIL

VIRTUAL PLANNING AND ENVIRONMENT COMMITTEE MEETING

Town Hall, Fitzmaurice Park, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
Tel/Fax: (01603) 701048 Email: thomas.foreman@thorpestandrew-tc.gov.uk

PUBLIC MESSAGE: This is an online meeting, using Zoom. If you wish to “attend” please email the clerk for a copy of the link to the meeting before noon on Monday 8th June 2020.
03.06.20

Notice of Virtual Planning and Environment Committee Meeting

Councillors of the Planning and Environment Committee, you are hereby summoned to attend the meeting of the Planning and Environment Committee to be held on the ‘Zoom’ conference platform on 8th June 2020 at 7.30pm for the purpose of transacting the following business.

Foreman

Thomas Foreman Clerk to the Council

AGENDA

- 1 Attendance book and apologies for absence
- 2 Declarations of interest in items on the agenda
- 3 To confirm the minutes of the meeting held on 11th May 2020
- 4 Planning items raised by residents – Please email the Clerk by noon on Monday 8th June 2020 expressing your interest in speaking at this meeting
- 5 Planning Applications

20200923	25 St Andrews Avenue	Two storey and single storey side extension
20200965	76 Gordon Avenue	Erection of detached garage
20201044	3 Weston Wood Close	Single storey extension to side
20201046	28 Aerodrome Rd	Erection of proposed single storey rear extension
20201077	17 Fiennes Rd	Removal of condition 1 following permission 20191858 – Date for completion of works
20201011	12 Hillside Close	Demolition of existing conservatory and erection of single storey extension

Broads Authority Application

BA/2020/0126/FUL Yare Boat Club 36 Yarmouth Road 2 No. new boat houses for storage of rowing boats, alterations of existing shed for new facilities & replacement pontoon

- 6 Asset of Community Value Nomination – The Buck Public House
- 7 Enforcement Notices (Confidential Matters)

Future Agenda Items. (Not for discussion)
(Streetlighting and Sustainable Transport)

Thorpe St Andrew Town Council
Minutes of the Planning and Environment Committee meeting held
on
11 May 2020 at 7.30pm

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

Mr F Bowe

In attendance:
Dr T Foreman (Town Clerk)

No 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 9th March 2020 were agreed and signed as a true record.

4 PLANNING ITEMS RAISED BY RESIDENTS

None

5 OVERVIEW OF PLANNING MATTERS SINCE 9TH MARCH 2020

Mr J Fisher explained that in addition to those on the agenda, a number of applications had been dealt with under delegated powers by the Town Mayor and Town Clerk during the lockdown restrictions which prevented public meetings. Further, it was agreed for these to be reported back to the meeting in order to keep members up to date on upcoming developments.

20200867: 23 Anne Close, Two Storey side extensions and single Storey Extension – no objection

20200357: 10 Acacia Rd (amended application), Single storey rear extension and first floor bedroom extension to front – Committee notes the amendment. Councillors would prefer a further reduction in size, but offer no objections

20200454: 55 Beechwood Drive, Single storey rear extension and two storey side extension – no objection

20200504: 8 Boulderside Close, Single storey rear extension – no objection

20200851: 48 Eastern Avenue, Side and rear extension, loft conversion, front porch and double garage – no objection, except for the first floor balcony and doors.

20200869: 105 Furze Road, Proposed single storey extension to both front and rear elevations – no objection

20200699: 32-36 Harvey Lane, Demolition of commercial car garage and the erection of 4 dwellings and 4 apartments – The Committee welcomes the proposal for the garage site and has no objection to its loss. However, the current plan is considered an overdevelopment of the site and objects on this basis.

20200337: Thorpe St Andrew High School, Laundry Lane, 2 new modular classrooms complete with aircondition units. Removal of 1 classroom – no objection

20200783: Thorpe St Andrew High School, Laundry Lane, installation of new 7 bay modular building to the North site playground for study centre for sixth form – no objection

20200885: 10 Newbury Way, two storey side extension and alteration to roof above bedroom including raised walls and flat roof – no objection

20200697: 25 Oak Avenue, single storey rear extension – no objection, but the Committee would prefer to see the inclusion of a lantern light on the flat roof

20200586: 18 Plumstead Road, single storey rear extension and front porch – no objection

20200880: 15 Park House (listed building), replace french doors and fan light to rear elevation – no objection and would ask that the application be determined as soon as possible to allow carpentry services to be appointed.

20200811: 36 South Avenue, variation of condition 2 (20190571) - no objections

20200575: 10 School Avenue, demolition of existing garage and extension to rear. Build single storey extension and 2 storey extension – no objections

2020524: Langley School, demolition of fire damaged building and linked structures – objections based on a lack of justification. The building is a feature within Thorpe St Andrew and important part of its character and history.

20200618: Pinebanks, scoping the erection of 231 dwellings consisting of two new vehicular accesses with associated infrastructure, roads, open spaces and infrastructure – the Committee look forward to receiving an application in due course.

2020775: Thorpe House School, temporary change of use to buildings and structures from D1 non residential to B8 storage or distribution for period of 2 years – objections to use of the buildings for storage and distribution. A lack of justification, and concerns relating to access and impact upon the conservation area. There is a lack of clarity on vehicle movements and access and as a whole, the Council objects.

20200816: Former Eyre Electrical site 27 Yarmouth Road, variation of conditions 2,3,4, and 5 (20170811) – no objection

20200840: 102 Yarmouth Road, two storey rear extension, single storey side extension, raise roof, hard standing to front and decking to rear – no objection in principle, but would request attempts are made to lower roof and half hip the steep gable ends.

6 Broads Authority Residential Moorings Guide Consultation

The Committee welcomed the consultation by the Broads Authority on its Residential Moorings Guide and felt it was a very well-considered document.

The Committee noted the important difference between houseboats and residential moorings, however, it was queried how the policy would apply to mixed sites with both houseboats and residential mooring.

The Committee felt that the management plan was a positive step, particularly with site rules and who is there and how waste will be managed. As part of this, it was felt the need for an Emergency Evacuation Plan should be included. If safe access for emergency service vehicles is important, it is also important to consider how people might evacuate prior to (or when) the emergency services arrive.

7 Enforcement Notices

Noted

8 Confirmation of Future Meetings

Agreed to continue with normal meeting timescales.

The meeting closed at 9:10pm

Signed:

Dated:

ASSET COMMUNITY VALUE NOMINATION FORM

To ensure that the council can make an informed decision about the nominated asset, please ensure you fill in all parts of the form (Part A – F)

* Compulsory fields

PART A: About You

Title *	
First name *	
Last name *	
Address *	
Postcode *	
Telephone number *	
Email address	

PART B: About your community group

Name of community group *	
Address (if different from above)	
Your relationship to the community group *	

Description: Please tick the relevant community group

Town or Parish council		Charity	
Unincorporated bodies with at least 21 individual members and which does not distribute any surplus it makes to its members		Body designated as a neighbourhood forum under the Town and Country Planning Act	
Company limited by guarantee which does not distribute any surplus it makes to its members		Industrial and provident society which does not distribute any surplus it makes to its members	
Community interest company		Other – please detail	
Registration number (if applicable)			

Please ensure you supply evidence to demonstrate your eligibility to nominate an asset of community value. Evidence can be:

- Charities, companies etc. – please supply memoranda and articles of association and most recent filed statement of accounts
- For unincorporated bodies – constitution, minutes of meetings and most recent accounts. The Council must be provided with a copy of a membership register demonstrating at least 21 members.
- Please note that the Council may also require you to demonstrate that you have a local connection if this is not immediately apparent



Two Councils
One Team



PART C:

About the asset

Name of asset*			
Address of asset *			
Current use of asset (inc any residential use) *			
Reason for nomination (why does it have community value)*			
Name of current owners * (and address if different from that of the asset)			
Name of current occupants (if different from above) *			
Have you been made aware that the asset is to be put on the market? * (please add any further information if possible e.g. source of information, date etc)	Yes		No

PART D:

Maintaining the asset

Please tick the relevant statement and give your reasons why*:

Reasons:

The current main use of the asset furthers the social wellbeing or social interests of the community and it is realistic to think that there can continue to be socially valuable use of the site in future

There is a time in the recent past (5 years) when an actual use of the asset furthered the social wellbeing or interests of the local community, and it is realistic to think there is a time in the next 5 years when there could be a socially valuable use of the site

PART E:

Declaration and consent

By signing your name you are confirming that the content of this form is correct, to the best of your knowledge and you understand that the details given in this application will be used solely for the purpose of the nomination.

You consent to the details contained in this nomination being held by Broadland District Council for a period of up to six years. You understand that you can withdraw this consent at any time by contacting Broadland District Council.

Name *

Signature *

Date *

PART F:

Checklist

Please make sure you have attached all of the following:

- evidence of your organisation's eligibility to nominate (Part B)
- a site location plan showing the property and its boundaries (Part C)
- documents that outline how the asset has realistic prospects for the future (Part D)

Please send your completed form by:

Email to:
communities@s-norfolk.gov.uk

Post to:
Assets of Community Value, Communities Team
South Norfolk Council, South Norfolk House
Cygnet Court, Long Stratton, NR15 2XE