



**VIRTUAL PLANNING & ENVIRONMENT COMMITTEE  
MONDAY 13 JULY 2020  
7.30 P.M. ON 'ZOOM' CONFERENCING PLATFORM**

**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 13<sup>th</sup> July 2020.  
08.07.20

**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 13<sup>th</sup> July 2020 at 7.30pm for the purpose of transacting the following business.

*Foreman*

Thomas Foreman Clerk to the Council

- 1 Attendance and Apologies for Absence
  - 2 Declarations of Interest
  - 3 Minutes of Meeting held on 8 June 2020
  - 4 Planning Items Raised by Residents
  - 5 Planning Application
- |          |                           |   |
|----------|---------------------------|---|
| 20200775 | Thorpe House School       | Temp change of use- Transport review only (JF)  |
| 20201094 | 11 Earnshaw Court         | Removal of Existing pergola & paving<br>Single storey flat roof rear extension (SS)   |
| 20201134 | 90 Thunder Lane           | Erection of double garage to rear & new access<br>to Laundry Close (PB)   |
| 20201163 | Land adj 6 Green Lane Nth | Proposed Single Storey dwelling with integral garage<br>(JF) 20200332/20180073  |
| 20201165 | 14 Tower Hill             | Proposed cart lodge for secure parking, with home<br>office in attic space (SS)   |
| 20201187 | 12 Winceby Way            | Proposed Front Porch (FB)   |
| 20201206 | 20 Belmore Rd             | Removal of exit detached garage, erection of<br>Replacement garage/hobbies room (FB)  |
| 20201225 | Dussindale Drive          | Installation of a 20m telecoms streetworks pole<br>1 no. equipment cabinet, 1 no. meter cabinet<br>& associated ancillary development<br>(Prior notification) ( JF) |
| 20201233 | 3 Thor Close              | Removal of existing rear conservatory and<br>construction of flat roofed extension (PB)   |
- 6 Streetlight Replacement Project – Report attached
  - 7 Walking Routes and signage – Presentation at meeting
  - 8 Littering and Flytipping – Verbal Report
  - 9 Enforcement Notices- to be tabled

**Thomas Foreman (Town Clerk), Email : [thomas.foreman@thorpestandrew-tc.gov.uk](mailto:thomas.foreman@thorpestandrew-tc.gov.uk)**

**Thorpe St Andrew Town Council**  
**Minutes of the Virtual Planning and Environment Committee meeting held**  
**on**  
**8<sup>th</sup> June 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:**

Mrs F Bass (Deputy Clerk) Miss S Lawn

Six members of the public were present

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

Member	Item
NONE	

**3 MINUTES**

The minutes of the meeting held on 11<sup>th</sup> May 2020 were agreed and signed as a true record.

**4 PLANNING ITEMS RAISED BY RESIDENTS**

Two members of the public spoke in opposition to Yare Boat Club, 36 Yarmouth Rd.

Both members of the public commented on the style and finish of the new sheds, saying that it was too commercial and industrial in appearance, and was not in keeping with the surroundings. However, the main concern was the parking available in the area, with the main Yarmouth Road already being very busy. Also, there was some question as to where were bikes to be left, as no racks available. One member of the public said that since shrubs and trees removed near to the Yare Boat Club site, it had a detrimental effect on the wildlife as well as the outlook. He also felt the design set a precedence for others to breach at later date. A further concern related to the pontoon that had been “piled” into the river bed. and that no consultation had taken place with residents before the old ones replaced. A question was also asked about sewage and surface water.

Two members of the public spoke in favour of Yare Boat Club, 36 Yarmouth Rd.

The Club Captain explained that he had no desire for the public/residents to be unhappy about the plans, and in normal circumstances would have invited residents to have a look round the site. He also said that they were very much open to ideas to how, and what sort of cladding could be used to make the appearance of the new sheds less industrial. He explained that this type of structure was a quicker and less expensive alternative to a brick building.

Furthermore, he explained that he was on good terms with the River Garden manager who let the club have access through their gardens and parking but accepted this may change with the sale of the building. He too was concerned about the parking and had contacted Broadland District Council to see if use of their car park was an option. Also, consideration to parking at The Buck, as they are provided pay and display parking. It was confirmed that the intention was to maintain and support the club rather than grow it (therefore increasing numbers) so there wasn't an expected growth in the number of vehicles being used.

The Club Captain apologised for any lack of consultation over replacement of the pontoon but explained the old one was unstable and was higher in the water. He had followed recommendations for safety reasons and replaced it.

A Director of the Yare Boat Club explained that he had been involved with the design and construction plans for the new shed and agreed it had an agricultural look. He reiterated that they were open to ideas regarding the cladding to make the shed more fitting to its surroundings. He also explained that previously timber had been used, and that they were reluctant to do this again. With regards to the pontoons, they were gifted to the club, the new ones allowing better movement with the tide.

Referring to the sewage, it was explained that the Club has a septic tank, and they were looking at a channel under the boat house to remove excess surface water.

The resident from 25 St Andrews Ave made no comment re her application

The resident of 76 Gordon Ave gave an overview of the layout and answered any questions as required.

## **5 PLANNING APPLICATIONS**

- (i) REF: 20200923 - 25 St Andrews Avenue - Two storey and single storey side extension- NO OBJECTION
- (ii) REF: 20200965 – 76 Gordon Avenue – Erection of detached garage- NO OBJECTION
- (iii) REF: 20201044 - 3 Weston Wood Close - Single storey extension to side- NO OBJECTION
- (iv) REF: 20201046 - 28 Aerodrome Rd -Erection of proposed single storey rear extension- NO OBJECTION
- (v) REF: 20201077 - 17 Fiennes Rd - Removal of condition 1 following permission 20191858 – Date for completion of works- NO OBJECTION
- (vi) REF: 20201011 - 12 Hillside Close - Demolition of existing conservatory and erection of single storey extension- NO OBJECTION

REF: 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- NO OBJECTIONS IN PRINCIPLE.

*We support the proposal in principle, we have no objections to the pontoons, however, further to concerns by local residents we advise that if the development is considered for approval that a condition should be included to address the issue of car parking by members and the cladding should be less industrial.*

Chairman John Fisher stated he could see both sides of application. He did agree that the parking is the biggest concern and therefore put it to the vote. The Planning committee voted **unanimously in favour** of the application **in principle**. Cllr Berry comments that it was important to TSA to maintain the club facility. Cllr Snelling agreed that parking was an issue that needed addressing but agreed the club as asset to town. Cllr Jane Fisher agreed that there was a balance to be found with parking away from residents where possible. Cllr Bowe felt that we needed to support the club as one already gone and recommended that parking conditions be included in “club rules” in future.

**6 ASSET OF COMMUNITY VALUE NOMINATION – THE BUCK PUBLIC HOUSE-** it was **AGREED** that the Town Council apply to register the BUCK PUBLIC HOUSE as a community asset. The application to be delegated to the Town Clerk outlining the historic and current importance of the public house and its surroundings to the town.

**7 ENFORCEMENT NOTICES**

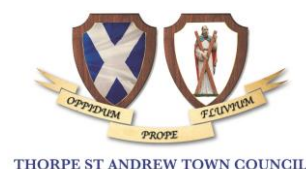
Noted

*The meeting closed at 20.50*

*Signed:* .....

*Dated:* .....

# Thorpe St Andrew Town Council



## PLANNING AND ENVIRONMENT COMMITTEE : 13<sup>th</sup> JULY 2020

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### Streetlight Replacement Project

**Agenda Item: 6**

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#### Reason for this Report

This report has been requested to consider the replacement of all old streetlights in Thorpe St Andrew and replace with new LED heads.

#### Background

The Town Council is a streetlighting authority, currently maintaining 628 columns.

Approx. 22 streetlights have been replaced with LED heads in the past 3 years. Before this, approx. 18 had been replaced with LED heads from 2013.

This means at least 588 streetlights are old SOX lights, or are LED bulbs retrofitted to SOX holders. These lights have a similar lifespan to a normal bulb and residual reduction in energy use.

Approx. 75 of these lights are concrete columns and would require a complete column and head replacement.

Estimated costs based on estimated figures for the replacement are as follows:

Replacement of 75 concrete columns including LED head replacement totals £127,125 + VAT

Replacement of 513 lamps with LED heads totals £171,855 + VAT

Total cost of £298,980 + VAT (£358,776 inc VAT)

#### Result

The electricity cost budgeted each year for the streetlights is £25,000 as an unmetered supply.

The reduction in electricity is estimated to be 65-70% when switching to LED heads. Based on an estimated real world saving of 60% on energy costs, the amount is estimated to reduce from £25,000 to £10,000 when completed.

There would also be a cost saving from a reduction in the yearly maintenance cost of approx. £5000, in addition to the yearly reduction in capital spend on streetlight replacement totalling £9000.

Total budget savings would be in the region of £29,000 per year.

This budget underspend could be used to service the total cost of the replacement, through a loan from the Public Works Loan Board.

An estimated cost of which is as follows:

Amount of Advance: 358,776.00

Period (years)	Annuity			EIP			
	Rate %	½ Yearly Cost (£)	Total Cost (£)	Rate %	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
1 year	-	0.00	0.00	-	0.00	0.00	0.00
Over 1 not over 1½	-	0.00	0.00	-	0.00	0.00	0.00
Over 1½ not over 2	1.98	91,924.88	367,699.44	1.98	93,245.88	887.97	367,655.71
Over 2 not over 2½	1.97	73,889.42	369,447.10	1.97	75,289.14	706.79	369,377.83
Over 2½ not over 3	1.96	61,863.67	371,182.02	1.96	63,312.00	586.00	371,082.02
Over 3 not over 3½	1.95	53,272.00	372,904.00	1.95	54,751.78	499.72	372,768.28
Over 3½ not over 4	1.95	46,836.93	374,695.44	1.95	48,345.07	437.26	374,517.30
Over 4 not over 4½	1.94	41,822.29	376,400.61	1.94	43,344.13	386.68	376,176.64
Over 4½ not over 5	1.94	37,819.38	378,193.80	1.94	39,357.73	348.01	377,916.70
Over 5 not over 5½	1.93	34,534.69	379,881.59	1.93	36,078.19	314.74	379,549.13
Over 5½ not over 6	1.93	31,806.36	381,676.32	1.93	33,360.19	288.52	381,280.22
Over 6 not over 6½	1.93	29,498.21	383,476.73	1.93	31,060.34	266.32	383,011.32
Over 6½ not over 7	1.93	27,520.18	385,282.52	1.93	29,089.05	247.30	384,742.41
Over 7 not over 7½	1.93	25,806.26	387,093.90	1.93	27,380.59	230.81	386,473.51
Over 7½ not over 8	1.94	24,316.92	389,070.72	1.94	25,903.63	217.51	388,357.08
Over 8 not over 8½	1.94	22,994.30	390,903.10	1.94	24,584.60	204.71	390,097.14
Over 8½ not over 9	1.94	21,818.94	392,740.92	1.94	23,412.13	193.34	391,837.21
Over 9 not over 9½	1.95	20,777.60	394,774.40	1.95	22,381.01	184.11	393,756.66
Over 9½ not over 10	1.96	19,841.67	396,833.40	1.96	21,454.80	175.80	395,694.05
Over 10 not over 10½	1.96	18,986.12	398,708.52	1.96	20,600.58	167.43	397,452.05
Over 10½ not over 11	1.97	18,218.61	400,809.42	1.97	19,841.94	160.63	399,416.35
Over 11 not over 11½	1.98	17,518.99	402,936.77	1.98	19,150.84	154.43	401,398.59
Over 11½ not over 12	1.99	16,878.78	405,090.72	1.99	18,518.82	148.74	403,398.77
Over 12 not over 12½	2.00	16,290.85	407,271.25	2.00	17,938.80	143.51	405,416.88
Over 12½ not over 13	2.01	15,749.19	409,478.94	2.01	17,404.78	138.68	407,452.93
Over 13 not over 13½	2.02	15,248.64	411,713.28	2.02	16,911.64	134.21	409,506.93
Over 13½ not over 14	2.03	14,784.83	413,975.24	2.03	16,455.00	130.06	411,578.86
Over 14 not over 14½	2.05	14,364.11	416,559.19	2.04	16,031.10	126.19	413,668.73
Over 14½ not over 15	2.06	13,982.90	418,887.00	2.06	15,654.59	123.18	416,054.59
Over 15 not over 15½	2.07	13,588.48	421,242.88	2.07	15,286.75	119.78	418,189.31
Over 15½ not over 16	2.09	13,248.58	423,954.56	2.08	14,943.02	116.60	420,341.96
Over 16 not over 16½	2.10	12,920.55	426,378.15	2.10	14,639.15	114.16	422,817.52
Over 16½ not over 17	2.11	12,612.66	428,830.44	2.11	14,337.32	111.33	425,015.02

## Advice

The Planning and Environment Committee is asked to consider this report and whether a complete refurbishment is desired, or a rolling programme of replacement for LED heads. It is envisaged that a total replacement will result in all heads being replaced in 20 to 25 years again, with a further significant investment then required. If a loan from the PWLB is required, there is also a statutory requirement to advertise this and consult the public prior to application.

The Committee is asked to consider this report and make a recommendation to the next full Council meeting.

## Legal Implications

All decisions and actions taken by or on behalf of Thorpe St Andrew Town Council must (1) be within the local powers of the Authority; (2) comply with any procedural requirement imposed by law; (3) be within the powers of the body or person exercising powers on behalf of the Authority; (4) be undertaken in accordance with the Authority procedural rules inc. Standing Orders and Financial Regulations; (5) be fully and properly informed; (6) be properly motivated; (7) be taken with regard to the fiduciary duty of the Authority to its residents; and (8) be reasonable and proper.

## Financial Implications

There are **POTENTIALLY SIGNIFICANT** financial implications arising from this report.