



THORPE ST ANDREW TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

Monday 13th September 2021, 7:30pm
Roxley Hall, Yarmouth Road, NR7 0QF

AGENDA

08.09.21

To all members of the Planning and Environment Committee

You are hereby summoned to attend the Planning & Environment Committee meeting of Thorpe St Andrew Town Council to be held at Roxley Hall on 13th September 2021 at 7.30pm for the purpose of transacting the following business:

- 1 Attendance and Apologies for Absence
- 2 Declarations of Interest in Items on the Agenda
- 3 To Confirm the Minutes of the Meeting held on 9th August 2021
- 4 Planning Items Raised by Residents – please email comments by noon on Monday 13th September 2021
- 5 Planning Applications:

20211334	55 Hillcrest Avenue	Demolish existing rear bathroom extension and conservatory. Construct new kitchen /living room extension with flat roof. Extension and existing property to be rendered and painted (JF)
20211232	Lakeside 200, Old Chapel Way	External alterations including installations of louvres, new fire escape door, access ramp & alterations to bin store (JF)
20211396	14 Cornet Close	Two storey rear extension to replace conservatory. Proposed side first floor window and side ground floor window (FB)
20211399	5 Howard Close	Proposed single storey rear extension and changes to external facing materials (PB)
20211416	Glenview, 12 Western Avenue	Alterations, extensions and erection of garage and workshop (as a revision to 20120293/20130044) (JF)
20211426	118 South Hill Road	Single storey rear extension (SS)
20211441	94 Plumstead Road East	Side Extension (SS)
20211463	18 Beechwood Drive	2 storey side extension to enlarge kitchen and bedroom above (SS)
20211577	87d Yarmouth Road	Prior approval notification for change of use from offices (Class B1(a)) to residential 2 bedroom flat (Class C3) (JF)
BA/2021/0298/FUL Cremorne House, Frogs Hall Lane		Change of use from dwelling houses (C3) to residential care home (C2) with minor interior amendments (JF)
BA/2021/0354/TCAA Plot 2, The Island, Yarmouth Road		T10:Silver Birch – fell (JF)

- 6 Enforcement Notices (Confidential Matters)

Future Agenda Items (not for discussion)

Thomas Foreman, Clerk to the Council

**THORPE ST ANDREW TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT
COMMITTEE MEETING
HELD ON 9th AUGUST 2021**

PRESENT: Mr J Fisher
Mr F Bowe Mrs J Fisher
Mr S Snelling
Mr T Garner

1. In Attendance: Dr T Foreman (Town Clerk) and 24 members of the public in attendance with 7 people attending virtually.

Apologies for Absence: Mr P Berry

2. Declarations of Interest: Dr T Foreman declared an interest in the application BA/2021/0267/FUL

3. Minutes of meeting held on 12th July 2021

The minutes of the meeting held on 12th July 2021 were signed and approved as a true record.

4. Planning Items Raised by Residents-

Thirteen residents spoke in strong opposition to the proposals for Churchyard Close. A further letter was read out in strong opposition.

One person spoke in favour of the Churchyard Close proposals. A further letter was read out with support in principle.

The applicant spoke in support of application 20211182 (213 Yarmouth Road)

The applicant spoke in support of application BA/2021/0276/CUPA

5. Planning Applications

20211182 213 Yarmouth Road (West Farm)

Erection of 8 dwellings following demolition of existing dwellings & associated buildings

No objection to the principle of the application, but concerns regarding 8 units on that site. The Council have questions over the amount of amenity, and car parking on site. There are also highways concerns over access to the site for the number of units being proposed.

20211301 Brook Road, Broadland Business Park

Installation of 1 no 22.5m monopole, 1 no equipment cabinet, 1 no. meter cabinet, proposed overhead cable gantry mounted on support poles and associated ancillary development within a 1.8m chain link compound

No objection

20211168 Land adjacent Tawny Lodge, Pound Lane

Variation of condition 2 to allow for an amended design of planning permission 20190016 - Demolition of Existing Dwellings and Erection of Care Village (all Use Class C2), Comprising

of a 80-bed Care Home, 19 Assisted Living Bungalows, Associated Outbuildings and 1 New Vehicular Access

No objection

20211224 21 Booty Road

Single storey rear extension and front porch extension and roof conversion

No objection in principle, however we recommend ensuring the drains are directed around the property perimeter as opposed to through the property in any way. In addition, we would request that the builders utilise off-road parking to maintain traffic flow.

20211215 12 South Hill Road

Part retention of a garden room/shed

No objection, but request a condition of linked use to the main dwelling.

20211282 11 Hillcrest Road

Erection of replacement conservatory to rear

No objection

20211313 93 Charles Avenue Car Port

No objection

BA/2021/0255/FUL 39 Thorpe Hall Close

Retrospective change of use from dwelling to 9 bedroom HMO

Strong objections to this application. The Council have significant concerns regarding the poor existing management of the site and the objections from neighbours relating to existing activity and flytipping nearby. There is also limited amenity and insufficient car parking.

BA/2021/0267/FUL Broadland Paddlesports, Girlings Lane

Retention of Replacement Boatshed

No objection

BA/2021/0287/TCAA River Lodge, 14 Thorpe Hall Close G1: Conifers – remove

No objection

BA/2021/0276/CUPA Thorpe Glass, 34A Yarmouth Road Conversion of office to 6 residential units

Existing plans have strong objections from the Town Council. The Town Council would welcome the change to residential and a fresh application to be brought forward with better design and less density. There are too many flats included in the application and there are concerns regarding privacy and ventilation. There is also a lack of detail about how improvements to the building in terms of insulation and building quality would be undertaken.

BA/2021/0275/COND Heron Lodge, 18 Bungalow Lane Allow residential occupation removal of condition 2 of permission B/2014/0114/COND

Strong objections to this application. The Council feel the access, higher winter risk of flooding, and precedence it would set, are unacceptable. In addition, there are concerns regarding the greater access required throughout the year over the railway if this were passed.

6 Churchyard Close

The Committee reflected upon the matters raised by the public during 'public participation', along with the details contained within the report, consultation responses, and documents previously circulated to the committee prior to the meeting. It was proposed by Mr J Fisher, seconded by Mr S Snelling and on a show of hands with all in favour **RESOLVED** to progress the project to Town Council, in due course, reflecting changes contained within the consultation. In addition, an Equality Impact Assessment and financial projections for the project should be prepared.

Mr J Fisher stated the Town Council wished to continue to receive feedback from members of the public as the plans developed, and Councillors would be available at the Community event on 11th August, and the Church Fete on 14th August to speak with residents about the project.

7 Notification of Greater Norwich Local Plan Submission

Noted

8 National Planning Policy Framework (NPPF) and the National Design Code

Noted

9 Enforcement Notices (Confidential Matters)

Noted

Information Only

Confidential- Enforcement Notices

Noted

Meeting closed at 21.50hrs

Signed:

Dated:

