



THORPE ST ANDREW TOWN COUNCIL

## PLANNING AND ENVIRONMENT COMMITTEE

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

### AGENDA

08.12.2021

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 13<sup>th</sup> December 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 8<sup>th</sup> November 2021
- 4 Planning Items Raised by Residents – please email comments by noon on Monday 13<sup>th</sup> December 2021
- 5 Planning Applications:

20212075	Racecourse Plantation	Approval of matters reserved for layout, scale appearance and landscaping following outline planning permission for the erection of 239 new homes, and the approval of matters reserved for layout and landscaping of a new Community Woodland Park and associated infrastructure
20212077	40 Hillcrest Road	Alteration to roof to form side gable and dormer to rear
20212078	48 Pym Close	Erection of two detached dwellings with associated road and hardstanding
20212107	2 The Octagon	Creation of external pedestrian access to rear garden

BA/2021/0427/HOUSEH 15 Thorpe Hall Close Repair and replace quay heading

BA/2021/0477/TCAA 18-22 Town House Hotel Lawson Cypress – fell

New TPO 2021 No. 11 88 Thunder Lane

New TPO 2021 No. 13 97 Thunder Lane

- 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 8<sup>th</sup> NOVEMBER 2021

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

**1. In Attendance:** Dr T Foreman (Town Clerk) 7 Members of the public

**Apologies for Absence: None**

**2. Declarations of Interest: None**

**3. Minutes of meeting held on 11<sup>th</sup> October 2021**

The minutes of the meeting held on 11<sup>th</sup> October 2021 were signed and approved as a true record.

**4. Planning Items Raised by Residents-  
Members of the public spoke on items 20211769 and 20211743**

**5. Planning Applications**

**20211743 Land North of Smea Lane, Great Plumstead**

**Application for the approval of reserved matters for appearance, landscaping, layout and scale for 272 dwellings pursuant to conditions 1, 2 and 11 of outline**

The Town Council, in its capacity as consultee, raise no objection – but wish to comment that there is a need to identify ingress and egress from the school for parents.

**20211764 62 Laundry Lane**

**Single storey front & rear extension/garage conversion/new car port**

The Town Council, in its capacity as consultee, wish to make the observation that the proposed fence is 6ft, whereas due to the level of the land it would be preferable to see a 3ft fence at the entrance to the driveway, increasing to 6ft as it runs towards the rear. There were also questions regarding the materials being proposed, with concerns that if a plastic roof or similar is used there will need to be mitigations to minimise noise due to the proximity of the neighbours windows.

**20211767 Top Croft, 1 St Andrews Close**

**Proposed single storey side extension/new bi fold doors**

The Town Council, in its capacity as consultee, raise no objections.

**20211769 2 White Farm Lane**

**Two storey side extension, single storey rear extension & pitched roof garage to front**

The Town Council, in its capacity as consultee, wish to state that there is no objection in principle to the single storey extension. However, with regard to the double storey extension, the Town Council object as this sits uncomfortably and unneighbourly on the site and we request this be revisited. We also understand that the garage location on the plan will be altered.

**20211770 Bankside, 300 Broadland Business Park**

**Self-adhesive vinyl lettering to outside of current glazing panels**

The Town Council, in its capacity as consultee, raise no objection.

**20211772 98 Thunder Lane**

**Single storey front porch & two storey side and rear extensions with internal remodelling**

The Town Council, in its capacity as consultee, raise no objection.

**20211834 86 Thunder Lane**

**Reserved matters for access, appearance, landscaping, layout and scale following Outline approval 20210382**

The Town Council, in its capacity as consultee, raise no objection.

**20211933 86 Thunder Lane**

**Demolition of existing front porch & erection of single storey pitched roof front extension**

The Town Council, in its capacity as consultee, raise no objection.

**20211841 10 Armstrong Road Single storey side extension**

The Town Council, in its capacity as consultee, raise no objection.

**20211853 4 Birchwood Two storey side extension**

The Town Council, in its capacity as consultee, raise no objection.

**20211918 Land to the East of Brook Road, Broadlands Business Park**

**The proposed development will provide 8407 sqm of flexible and adaptable space for Use Classes (g)(ii), and Class E(g)(ii), General Industrial Use Class B2 and Storage and Distribution Use Class B8 and Ancillary Accommodation, Service Yards, Parking & Landscaping**

The Town Council, in its capacity as consultee, raise no objection. The Council wishes to comment that although there is more disabled parking that is statutory, we would like to also have seen automatic doors for accessibility installed as standard. It should not be left to employee/employer to resolve in the future.

**20211921 21 Hillside Road Single storey side extension**

The Town Council, in its capacity as consultee, raise no objection.

**20211948 19 Margetson Avenue Proposed single storey rear extension**

The Town Council, in its capacity as consultee, raise no objection.

**20210161 The Buck, 55 Yarmouth Road**

**Proposed partial change of use from pub (Sui Generis) and residential (C3) to Cafe with takeaway function (Eb/Sui Generis) and 1 additional flat (C3) alongside conversion and refurbishment of ancillary storage facilities (Sui Generis) to retail/business units (E(a/b/c/d/e/f/g) F2 (a) Sui Generis) to include a mix of internal and external alterations and a single-storey front extension to the storage unit with new fenestration and cladding**

The Town Council, in its capacity as consultee, raise no objection.

**Information Only**

**Confidential- Enforcement Notices**

Urgent Matters not on the Agenda but previously discussed with the Chairman.

**Meeting closed at 21.15 hrs**

**Signed** \_\_\_\_\_

**Date** \_\_\_\_\_