



THORPE ST ANDREW TOWN COUNCIL

## PLANNING AND ENVIRONMENT COMMITTEE

Monday 17 April 2023, 7:30pm  
Roxley Hall, Yarmouth Road, NR7 0QF

### AGENDA

**12.04.2023**

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 17 April 2023 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 20 March 2023
- 4 Planning Items Raised by Residents – – members of the public may attend this meeting virtually, please email [office@thorpestandrew-tc.gov.uk](mailto:office@thorpestandrew-tc.gov.uk) to request the link by noon on Monday 17 April 2023

#### **5 Planning Applications:**

2023/0635	25 Gordon Avenue	Conversion of garage/workshop into annexe (SS)
20222035	1 Brook Road	Change of use of the warehouse at Plot L1 from its approved use as a former data centre (Class B8) to a food processing, storage and distribution factory (Class B2) along with changes to the existing building, introduction of ingredient silos and other associated works (JF)
2023/0770	18 Hillcrest Road	Detached office to rear garden (MF)
20221488	78 Furze Road	Withdrawal of planning application – Oct 2022 meeting
BA/2023/0089/FUL	2 Yarmouth Road	Demolition of existing building and replacement of 14 flats (JF)

#### **6 Licence Applications**

Waterside, Broadland Business Park      Application under the Licensing Act 2003 for a Premises Licence

#### **7 Enforcement Notices (Confidential Matters)**

**Future Agenda Items (not for discussion)**

**Thomas Foreman, Clerk to the Council**

**Town Clerk – Dr Thomas Foreman**

Thorpe St Andrew Town Council, Town Hall, Pound Lane, Thorpe St Andrew, NR7 0UL

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**THORPE ST ANDREW TOWN COUNCIL  
MINUTES OF THE PLANS COMMITTEE MEETING  
HELD ON 20<sup>th</sup> MARCH 2023**

**PRESENT:** Mr J Fisher Mr T Garner  
Ms M Friend Mr P Berry  
Mr S Snelling

**1. In Attendance:** Dr T Foreman (Remote) (Chief Executive Officer), 1 member of the public (Remote)

**Apologies for Absence:** Mrs J Fisher, Miss S Lawn

**2. Declarations of Interest: None**

**3. Minutes of meeting held on 13<sup>th</sup> February 2023**

The minutes of the meeting held on 13<sup>th</sup> February 2023 were signed and approved as a true record.

**4. Planning Items Raised by Residents-Applicant for 20230256 provided detail of the application.**

**5. Planning Applications**

<b>2023/0221</b>	<b>Land North of the junction with Goodwood Close Woodside Road</b>	<b>Installation of 17m high slim-line monopole, supporting 6 No antennas, 2 No equipment cabinets, 1 No electric meter cabinet and ancillary development thereto including 1 No GPS module (JF)</b>
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*The Town Council, in its capacity as statutory consultee, considered the application and supporting documents. In so far as the Town Council can comment within the confines of planning law, it raises no objections. This vote was passed with four in favour and one against.*

<b>2023/0256</b>	<b>14 Hilly Plantation</b>	<b>Removal/Variation of Condition (S73/S19) (SS)</b>
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*The Town Council, in its capacity as statutory consultee, raises no objections.*

<b>2023/0256</b>	<b>18 Hilly Plantation</b>	<b>Removal/Variation of Condition (S73/S19) (SS)</b>
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*The Town Council, in its capacity as statutory consultee, raises no objections.*

<b>2023/0391</b>	<b>Skye House, Peachman Way</b>	<b>4m wide x 2.15m high non illuminated fascia sign (SL)</b>
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*The Town Council, in its capacity as statutory consultee, raises no objections.*

<b>2023/0451</b>	<b>72 Belmore Road</b>	<b>Single storey rear extension and associated internal alterations (JF)</b>
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*The Town Council, in its capacity as statutory consultee, raises no objections.*

**2023/0521      41 Thor Close                      Outline planning application all matters reserved  
For two semi detached dwellings (MF)**

*The Town Council, in its capacity as statutory consultee, raises objections. The basis of the objection is on the impact on the streetscene, that it is overdevelopment on the site with limited amenity space, and that it is back garden development which creates an unsustainable precedent. In addition, although not yet adopted, the TSA Draft Neighbourhood Plan requires greater car parking provision than is available with this property and we would ask this is also taken into account.*

**2023/0003      62 Gordon Avenue                      Remove existing garage. New rear  
extension and internal alterations and  
new detached garage. Amended  
plans (MF)**

*The Town Council, in its capacity as statutory consultee, welcomes the amendment and raises no objections.*

**2023/0467      93 St Williams Way                      Change of use of garden room &  
workshop to annexe (SS)**

*The Town Council, in its capacity as statutory consultee, raises no objections in principle but would request a condition requiring the use of the annexe to be integral and ancillary to the main dwelling.*

**2023/0524      9 Thorpe Avenue                      Demolish garage and timber  
garden room. Erect outbuilding (JF)**

*The Town Council, in its capacity as statutory consultee, raises no objections in principle but would request a condition requiring the use of the annexe to be integral and ancillary to the main dwelling.*

## **6. Biodiversity**

Dr T Foreman provided a verbal report relating to increasing biodiversity throughout the town. It was explained that there was an underspend in the verge maintenance budget delegated from Norfolk County Council and that this is ring fenced for verge maintenance related to the powers delegated by the Highways Authority. It was proposed by Mr J Fisher, seconded by Mr P Berry and on a show of hands with all in favour **RESOLVED** to purchase bulbs and seeds at a cost not to exceed £1000 for residents to collect later in the year for planting on verges, subject to highway approval. The cost to be taken from the verge maintenance budget.

**Confidential-** Enforcement Notices - Noted

**Meeting closed at 8.15pm**

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

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