



THORPE ST ANDREW TOWN COUNCIL

## PLANNING AND ENVIRONMENT COMMITTEE

Monday 22 May 2023, 7:30pm

Roxley Hall, Yarmouth Road, NR7 0QF

### AGENDA

17.05.2023

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 22 May 2023 at 7.30pm for the purpose of transacting the following business:

- 1 Election of Chairman
- 2 Election of Vice Chairman
- 3 Attendance and Apologies for Absence
- 4 Declarations of Interest in Items on the Agenda
- 5 To Confirm the Minutes of the Meeting held on 17 April 2023
- 6 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, Monday 22 May 2023

#### 7 Planning Applications:

2023/0820	119 Thunder Lane	Single storey side extension (SS)
2023/0834	3a Church Yard Cottages, Buck Yard	Variation of conditions 2 & 3 – 20221074, variation of proposed plans and materials (JF)
2023/1048	11a Hillside Avenue	To demolish existing conservatory and build a new brick extension with tiled mono-pitched roof. Windows to match the existing bay window in style. The rear elevation is to be built under permitted development (JF)
2023/0654	21 Margetson Avenue	Conservatory extension to the rear (FB)
2023/1023	3 Rainsborough Rise	2 x dormer windows together and use on pitched roof (FB)
2023/1043	31 Hansell Road	Demolition of existing single storey extension with new single storey extension and associated works (SS)
2023/1105	49 St Williams Way	Demolish existing rear conservatory and replace with single storey rear extension to align with existing rear extension (FB)
2023/1118	187 Plumstead Road East	Construction of single storey extension to existing scout hall to provide staff office, store and improved sanitary accommodation, including associated external works (SS)
2023/1154	40 Furze Road	Rear extension with roof lanterns and render (JF)
2023/1156	47 Laundry Lane	Widening of existing access and drop kerb (SS)
2023/1153	7 Yarmouth Road	Temporary change of use of buildings and structures from F1 non-residential institution to B8 storage or distribution for a period of two years (JF)

BA/2023/0145/TCAA	Pump House, Yarmouth Road	T1: Cherry – crown lift to 5m T2: Silver Birch(dead) – fell to ground level T3: sapling(dead) – fell to ground level T4: Silver Birch(dead) – fell to ground level T5: Hawthorne hedge – height reduction to 1.8m and take the sides back to the boundary fence line (JF)
BA/2022/0385/FUL	The Island, Yarmouth Road	Replacement Sewage Pipe (JF)

#### 8 Enforcement Notices (Confidential Matters)

Future Agenda Items (not for discussion)

*Foreman*

Thomas Foreman, Clerk to the Council

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

Tel: 01603 701048 Email: [office@thorpestandrew-tc.gov.uk](mailto:office@thorpestandrew-tc.gov.uk)

Website: [www.thorpestandrew-tc.gov.uk](http://www.thorpestandrew-tc.gov.uk)

VAT No. 107 2921 90

**THORPE ST ANDREW TOWN COUNCIL  
MINUTES OF THE PLANS COMMITTEE MEETING  
HELD ON 17<sup>th</sup> APRIL 2023**

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

**1. In Attendance:** Dr T Foreman (Town Clerk) and three members of the public

**Apologies for Absence:** None

**2. Declarations of Interest:** None

**3. Minutes of meeting held on 20<sup>th</sup> March 2023**

The minutes of the meeting held on 20<sup>th</sup> March 2023 were signed and approved as a true record.

**4. Planning Items Raised by Residents**

Residents spoke on the item relating to Windsor House (BA/2023/0089/FUL)

**5. Planning Applications**

2023/0635 25 Gordon Avenue  
Conversion of garage/workshop into annexe (SS)

The Town Council, in its capacity as statutory consultee, raises no objection, but would like to see a condition placed on the development that the occupation of the annexe must be integral and ancillary to the main residence.

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

The Town Council, in its capacity as statutory consultee, wishes to reiterate its previous comments for the application on this site:

The Town Council, in its capacity as statutory consultee, wishes to raise no objection in principle. However, the Council is concerned about the impact on the surrounding residential area from the noise and smell arising from the building use. We would therefore request the planning authority consider these factors carefully in reaching a determination, in particular the new windows and doors being proposed.

2023/0770 18 Hillcrest Road Detached office to rear garden (MF)

The Town Council, in its capacity as statutory consultee, raises no objection, but would like to see a condition placed on the development that use of the office must be integral and ancillary to the main residence.

20221488 78 Furze Road Withdrawal of planning application  
Noted.

BA/2023/0089/FUL Windsor House, Yarmouth Road Demolition of existing building and replacement of 14 flats

The Town Council, in its capacity as statutory consultee, wishes to raise objections to the proposal as presented. In principle, the Town Council are supportive of demolishing the existing building. The quality of this existing building is poor and therefore an improved redevelopment would be welcome. However, the Town Council object to these plans as presented and support the views of the Historic Environment Officer, the Broads Society, and local residents. The proposed building is in a sensitive part of the Thorpe St Andrew conservation area and would be visible from the river valley and become an unacceptable obstruction in the sight line as currently proposed. The Town Council believes that better aesthetics and thoughtful orientation of the building on the site would lessen its impact through reducing the appearance of massing, thereby improving the streetscene and views beyond the property from Yarmouth Road. The building could be reduced in height with a larger ground floor footprint which would also potentially reduce the impact on the surrounding area. The draft Thorpe St Andrew Neighbourhood Plan requires greater parking availability than proposed within this plan, and although in draft form, it represents the consulted upon views of the wider community. The orientation and layout of car parking needs to be reconsidered. This area suffers from significant parking issues and the current layout means this is likely to be exacerbated. Parking restrictions should therefore be considered alongside any development on this site. The Town Council would also welcome greater detail in amended future plans.

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

The Town Council in its capacity as consultee raises no objections.

**Information Only**

**Confidential-** Enforcement Notices - None

**Meeting closed at 8.30pm**

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

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