



THORPE ST ANDREW TOWN COUNCIL

## Thorpe St Andrew Town Council

Planning and Environment Committee Meeting Monday 22 July 2024, 7:00pm  
Roxley Hall, Yarmouth Road, NR7 0QF

### AGENDA

17.07.24

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 Monday 22 July 2024 at 7.00pm 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 10 June 2024
- 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 22 July 2024.
- 5 Planning Applications:

2021/2058	Land at Pinebanks, Yarmouth Road	Outline planning application for up to 260 dwellings (Use Class C3), open space provision, access, internal estate roads, vehicle and cycle parking, drainage and all associated works and operations including but not limited to demolition, earthworks, highway works and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination (JF)
2021/2060	Langley South, Yarmouth Road	Outline planning application for up to 70 dwellings (Use Class C3), open space provision, access, internal estate roads, paths, vehicle and cycle parking, drainage, and all associated works and operations including but not limited to demolition, earthworks, highway works and engineering operations, with the details of appearance, landscaping, layout, and scale reserved for later determination (JF)
2021/2059	Langley North, Yarmouth Road	Outline planning application for up to 90 dwellings (Use Class C3), open space provision, access, internal estate roads,

**Chief Executive Officer – Michelle Barron**

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

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		paths, vehicle and cycle parking, drainage and all associated works and operations including but not limited to demolition, earthworks, highway works and engineering operations, with the details of appearance, landscaping, layout, and scale reserved for later determination (JF)
2021/2061	Land at Griffin Lane	Outline planning application for up to 130 dwellings (Use Class C3) including dwellings classified as affordable housing, open space provision, access, internal estate roads, paths, vehicle and cycle parking, drainage, highways works and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout, and scale reserved for later determination (JF)
2024/1668	3a Lime Tree Ave	Sub Division of the existing annexe into a separate dwelling (PB)
2024/0921	65 Beechwood Drive	Roof alteration including roof extension, front and rear window dormer and new porch (PB)
2024/1781	177 Thunder Lane	Change of use from house of multiple occupancy (C3/C4) to a care home (C2) (JF)

6. Delegated Power Planning Decisions for July – report attached.
7. Resident report on overhanging hedge and parking - report attached.
8. Enforcement Notices (Confidential Matters)

Future Agenda Items (not for discussion)



Michelle Barron CEO

**THORPE ST ANDREW TOWN COUNCIL  
MINUTES OF THE PLANNING AND ENVIRONMENT  
COMMITTEE MEETING  
HELD ON 10 JUNE 2024**

**PRESENT:** Mr J Fisher (Chairman) Mr F Bowe  
Mr P Berry (Vice Chairman) Mr D Buck  
Ms C Ferris Mr S Snelling  
Mr D Wiseman

1. **In Attendance:** Mrs L Weston (Administration and Committee Officer) and 7 members of the public.

**Apologies for Absence:** Mrs M Barron (CEO)

2. **Declarations of Interest:** None

3. **Minutes of meeting held on 20 May 2024**

The minutes of the meeting held on 20 May 2024 were approved and signed as a true record.

4. **Planning Items Raised by Residents:** The Committee heard objections to two applications, four members of the public speaking in relation to application 2024/1278 and three members of the public speaking in relation to application 2024/1458.

5. **Planning Applications:**

<b>2024/1278</b>	<b>Rear of 77a Hillcrest Road</b>	<b>Outline planning permission for 1 No dwelling with all matters reserved except for access (PB)</b>
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The Town Council, in its capacity as statutory consultee, raise objections to the proposed plan, taking into consideration the impact caused by overdevelopment of the site, which isn't in keeping with the area, build is not a bungalow, and the impact on neighbours given the loss of privacy. Also, it is adjacent to an electrical substation, lacks sufficient parking and doesn't comply with Highway regulations.

<b>2024/1463</b>	<b>23 Armstrong Road</b>	<b>Ground and first floor front extensions (JF)</b>
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The Town Council, in its capacity as statutory consultee, raises no objections.

<b>2024/1404</b>	<b>26 Thorpe Avenue</b>	<b>Infill side extension (DB)</b>
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The Town Council in its capacity as statutory consultee, raises no objections.

<b>2024/1231</b>	<b>17 Margetson Avenue</b>	<b>Erection of front porch, loft conversion with dormer windows and other alterations (DB)</b>
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The Town Council, in its capacity as statutory consultee, raise objections due to overdevelopment of the site, poor front and rear design, contrary to the current street scene and the impact of the side dormers on the neighbours.

<b>2024/1458</b>	<b>1a Aerodrome Road</b>	<b>Erection of a private hire swim pool facility with associated parking (JF)</b>
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The Town Council in its capacity as statutory consultee, raise objections, as the proposal represents an unacceptable form of development that would have a detrimental impact upon the prevailing character of the area; and plans for a commercial build contravenes the recently approved Neighbourhood Plan where the area is designated as residential. The application has not provided sufficient detail to ascertain the usage, whether 3 parking spaces is adequate and the adverse impacts on neighbours from equipment noise, general disturbance, hours of use, chemical smells and lighting. We draw your attention to the previous application 2022/0754, for this particular site which was refused on the following grounds; *'The proposed development*

*represents an unacceptable form of development that would have a detrimental impact upon the prevailing character of the area contrary to Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk, Policy GC4 of the Broadland Development Management DPD and paragraphs 124 and 130 of the National Planning Policy Framework'; we think this still applies.*

**6. Enforcement Notices (Confidential Matters):** Open and closed notices noted.

**Future Agenda Items –** Ocubis update

**Meeting closed at 8:31 pm**

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

**Dated** \_\_\_\_\_

**Thorpe St Andrew Town Council**  
**Planning Committee Delegated Power Decisions**  
**9 July 2024**

**Record of Delegated Planning Decisions, 9 July 2024, made by Chairman John Fisher and CEO Michelle Barron**

**2024/1573 Jagona 113 Thunder Lane Single storey rear and side extension (JF)**

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

**2024/1686 Fallow Den 62 Thunder Lane Erection of front porch with a canopy and demolition of existing canopy (JF)**

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

**2024/1830 17 Eastern Road Demolition of conservatory and erection of single storey rear extension (PB)**

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

**BA/2024/0216/ADV Rushcutters, Yarmouth Rd Replacement Signs (JF)**

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

**BA/2024/0217/LBC Rushcutters, Yarmouth Rd Replacement Signs (JF)**

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

**BA/2024/0257/TCAA Pump House, Yarmouth Road T1, T2 and T3 Willows ??? Safely dismantle and fell trees to ground level. They are overgrowing the aerator on site at the back of the works building. Their seeds are blocking the fan air intakes and we are experiencing water quality deterioration due to it (JF)**

The Town Council, in its capacity as statutory consultee, raises no objections but would support the views of the applicant.

**BA/2024/0255/TCAA The Island, Yarmouth Road T1: Crack Willow - pollard at between 2m and 3m, height reduction to between 3m and 4m. T2: Weeping Willow - pollard at between 7m and 8m. T3: Weeping Willow - pollard at between 6m and 7m. T4: Weeping Willow - pollard at 8m. T5: Crack Willow - re-pollard at 8m. T6: crack Willow - re-pollard. T7: Crack Willow - re-pollard. T8: Crack Willow - re-pollard. T9: Crack Willow - heavy pollard. T10: Crack Willow - fell. T11: Crack Willow - pollard at 7m. T12: Crack Willow - pollard at 7m. T13: Crack Willow - pollard at 7m. T14: Ash - re-pollard. T15: Ash - re-pollard. (JF)**

The Town Council, in its capacity as statutory consultee, would support the views of the Tree Officer. If these trees are in a dangerous condition but, would raise objections if trees are in good order, as we are very concerned at the loss of trees on the island with a number of applications over the past few years. This is an ideal area for trees to mature as there is no impact upon properties.

Sent: Friday, June 28, 2024

To: Thorpe St Andrew Town Council <office@thorpestandrew-tc.gov.uk>

Subject: Re: Hedge overhanging footpath and parking

## Background

The section of footpath along Yarmouth Road between Bishops Close and Dales Loke (adjacent "Old Thorpe House") has been difficult to pass for pedestrians for some time because of an overgrown hedge.

This section of grass verge has provided valuable habitat along the Yarmouth Road in the past when it has been subject to less parking pressure and sensitive management. Wildflowers have grown here and Hedgehogs have been observed using it at night. The Town Council have already placed a sign directing no parking on the verge for wildlife reasons.

## Issues

The footpath obstruction has been caused by an overgrown hedge protruding approximately halfway across the footpath at head height, causing a dangerous situation with a high potential for eye injuries caused by the stiff and sharp branches. The situation has also been exacerbated by the parking of cars on the adjacent grass verge preventing pedestrians from being able to walk further away from the hedge.

The hedge has been reported to Norfolk County Council as Highways Authority and they have assured that they will take enforcement action on the owner as soon as the bird breeding season is over.

Cars parking on the verge have destroyed almost all vegetation and habitat on this section of verge leaving bare soil which is either dusty or muddy depending on conditions.

Engagement with some of the people parking on the verge shows that they have little to no regard for the Town Council sign or for the problems they are causing to both pedestrians and wildlife. This engagement has also revealed that the majority of people parking here are not residents, but people driving in to work in the area; this is borne out by the fact that most weekdays the verge has no cars on it before around 9am and after around 5:30pm. It is disappointing that this demographic have no regard for the area they are working in or for local residents.

Furthermore, hedges overgrowing footpaths, and cars parking on verges and footpaths themselves is a problem on several parts of Yarmouth Road between Thunder Lane and Harvey Lane. This creates a very hostile environment for the many pedestrians using Yarmouth Road through the Town. Perhaps an offroad car parking area could be identified and implemented in conjunction with increased restrictions on Yarmouth Road itself.

## Recommendations

### Proposal 1:

Apply to Norfolk County Council as Highways Authority to install bollards on this section of verge to prevent cars parking on it.

Proposal 2:

Engage with Norfolk County Council as Highways Authority about the enforcement action on the overgrown hedge to ensure that this is expedited in a timely manner to remove the danger and inconvenience to pedestrians.

Proposal 3:

Form a Working Group / Subcommittee to consider the issues of car parking along Yarmouth Road and the impacts on pedestrians, local residents, and wildlife.

Photos to follow in separate email.

Thanks for your support,