

**THORPE ST ANDREW TOWN COUNCIL
MINUTES OF THE PLANS COMMITTEE MEETING
HELD ON 20 APRIL 2015**

PRESENT: Mr J Fisher Mr J Ward
Mr. R Robson Miss S Lawn

1. In Attendance: Mr S Ford (Town Clerk) Mr T Foreman (New Clerk) Mrs F Bass (Assistant Clerk)
4 members of the public.

Apologies for Absence: Mr S Freeman-Pannett

2. Declarations of Interest: - None

3. Minutes of meeting held on 9 March 2015

The minutes of the meeting held on 9 March 2015 were signed and approved as a true record.

4 Planning Items Raised by Residents- None raised

5 Planning Applications

20150327 43 Hillcrest Road First Floor Extension & Dormer Window
To Side

No Objections (Request to ensure obscure glass in new bathroom window)

20150333 29 Eastern Close Demolition of existing Garage
and erection of Single Garage

No Objections

20150444 16 St Andrews Close Two Storey Single & Single Rear Extension

No Objections

20150463 128 Thunder Lane Single Storey rear Extension

No Objections

20150482 46 Eastern Avenue Single Storey Rear/Side Extension
(Revised Design)

No Objections

BA/2015/0087/FUL Riverbank of River Yare Provision of 2 x Angling Platforms
Careys Meadow Bank erosion & Landscaping

**Objections- concerns were raised re the impact on passing boats especially
The new ferry services, the rowing and canoe clubs.**

BA/2015 28/30/32 Yarmouth Rd Tree Works in Conservation Area

0013/TCA

No Objections

BA/2014/0421/FUL Point House To deep pile 22ft of frontage, with 8ft return
42 Yarmouth Rd Including capping, wallings & tierods. To back
Pile and fit 4ft walkway along the 22ft

No Objections



**BA/2015
0072/FUL**

Careys Meadow

Improvements & extension to existing car park
With new fencing, tree works (approved) new
Livestock corral & landscaping

No Objections

6. Decision Noted on Application for:

**BA/2014/
0404/CU** 54B Yarmouth Road

Hand Car wash, car sales to be run as well
as garden centre.

Strong objections to this application on following grounds.

Site is within the Thorpe St Andrew conservation area and this is contrary to the Conservation area policy, in that developments should enhance the street scene and view both looking into the area and within the area. This certainly does nothing to enhance the conservation area either looking into the area or within it. The proposed signage and screening will impact upon the green space to the east and north of the site and on the bungalow to the north which currently overlooks the site being in an elevated position to the site..

The proposed number of vehicle movements (60-70 customers per week) although not too severe at present will need to increase, for the business to be viable and this will have a major impact on the safety of traffic upon the road which is a main access route to the city. Similar establishments are washing around 40 cars per day. Turning right out of the site will impact upon the traffic flow especially at peak travel times.

The machinery, pressure washer, and general noise associated with the business is seen as not neighbourly and will affect the two properties to the west,

The business does not need to be in such a visibly sensitive location, as The Broads Authority development plan identifies Griffin Lane in Thorpe St Andrew, (1 mile away) as an industrial area and this is where a business of this type should be situated.

We would like to comment further that the application has taken months to be submitted and in that time the applicant that had scant regard for protocol or awareness of the neighbourhood erecting a plethora of signs balloons, and fly posters around the area, so we are very sceptical of any of the statements made regarding what is proposed. We therefore suggest that to grant permission certain conditions of use would be very necessary that would subsequently involve the BA in regular enforcement activity.

7. Permission granted for 18 Newbury Way- noted.

Confidential- Enforcement Notices

Urgent Town Matters not on the Agenda but previously notified to the Chairman.

Steven Ford Town Clerk

Date of next meetings

Finance & Staff Monday 27th April

Town Council and Planning Monday 11th May

Annual and Town Council Monday 18th May



16/15