

**THORPE ST ANDREW TOWN COUNCIL
MINUTES OF THE PLANS COMMITTEE MEETING
HELD ON 10 AUGUST 2015**

PRESENT:

Mr J Fisher	Mr D Sears
Mr. R Robson	Mr M Pickess
Mr F Bowe	Mr P Berry
Mr N Hancock	

1. In Attendance: Mr T Foreman (Town Clerk) Mrs. F Bass (Assistant Clerk) approximately 50 members of the public.

Apologies for Absence: None

2. Declarations of Interest: - None

3. Minutes of meeting held on 13 July 2015

The minutes of the meeting held on 13 July 2015 were signed and approved as a true record.

4 Planning Items Raised by Residents- Please see attached comments.

5 Planning Applications


20151031	172 Thunder Lane	Build Brick Wall approx. 1250mm high With 450x450mm Pillars approx. 1450mm high, replaces wood picket Fence approx. 1500mm above path level
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NO OBJECTIONS on conditions that trees are preserved.

20151132	Oasis Sport & Leisure Centre	Re-Development of Oasis Leisure Club, including: 1. Erection of Replacement Spa & Wellbeing Club (Full Planning) 2. Provision of 59 No. Residential Units (Outline Planning) Revised Proposal
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OBJECTIONS.

The Town Council Plans Committee acknowledge that the site may be suitable for a future development, but that this application is not suitable on the following grounds:
There will an unacceptable loss of mature and established trees on the site, with the remaining trees being put at risk through addition strain when the site is fully occupied over the next 5 years. There are also clear ecological concerns on the site, particularly the presence of species protected by law. The density of the plan is such that the site will become over developed, the application for 59 dwellings and a sports club on the site is not sustainable. The Town Council would suggest fewer, larger houses on the site. This would offset the concerns the Committee have over increased traffic, and create a better site outlook. The traffic flow, particularly on a road with a school and parkland, is a concern. The Town Council Planning Committee has been informed that the County Highways



Department advised that one access point to the site is preferable to two; it would ask Broadland District Council to seek clarity on this.

The Town Council Plans Committee acknowledge the existence of the 1985 S.52 (of the Town and Country Planning Act 1971) agreement and suggest that Broadland District Council seek legal advice prior to the application being considered. The Committee reviewed this agreement and noted that it prevents further development in a specified area where building is planned.

The Town Plans Committee would further object to the demolition of the main house. The house is seen as important to the heritage of Thorpe St Andrew and has been a key part of its history. The Council believe that the house could have formed part of the development, perhaps forming part of the flats/apartment development. As the Town has lost a number of its historical buildings in recent years, the Town Council would seek to preserve those which remain.

The location of the houses on the site is an ongoing concern. The two storey houses bordering Gunner Close should either be bungalows, or set further from the boundary. The terrace and town Houses are laid out with little amenity space which would result in low grade housing.

20151134 Land Rear 16A Hillside Rd Sub-Division of Plot & Erection of Detached Dwelling- Revised Proposal

NO OBJECTIONS IN PRINCIPLE- but would advise the building be moved back on the site to allow better vehicular access and movement.

20151164 15 Dussindale Drive Sub-Division of Plot & erection of Dwelling (Outline)

NO OBJECTIONS- but requests that any detailed plans be put to the Town Council for further consideration.

20151194 99A Gordon Avenue Stand alone Double Garage

NO OBJECTIONS – but would suggest moving the entrance as far from the junction as possible.

20151211 26 Thunder Lane
1. Single Storey Side Extension
2. Extension to Existing First Floor
3. Alteration to Roof & Extension to Rear of Detached Garage

NO OBJECTIONS

BA/2015/0197/CU 54b Yarmouth Road Provision for Car wash service

OBJECTIONS- ON THE FOLLOWING GROUNDS.

The wastes water drainage is unsuitable on the site at present and the tanks in place are not of a suitable size. The run-off water from a car wash is likely to contain heavy metals which are an environmental risk to the surrounding area.

19. Draft Mooring Guide & Draft Riverside Stabilisation Guide- for Comment. It was discussed that the riverside trees were hampering sailing along the broads. It was felt that too many tall trees were making the use of certain stretches of the river difficult for boat users, but this was covered in the design guide .

Confidential- Enforcement Notices. Noted

Urgent Matters not on the Agenda but previously discussed with the Chairman.- none

J. Moore
14/9/15

Meeting closed at 21.25pm

Thomas Foreman Town Clerk

Date of next meetings

Finance & Staff Monday 17 August 2015

Town Council 7 September 2015

Plans meeting 14 September 2015

Public Comments.

20151164 15 Dussindale Drive - applicant expressed desire to stay in Thorpe St Andrew to be near family and friends, but garden too large to maintain. Applicant's wife has Parkinson's and having to sell the property and move would be too much upheaval.

20151132 Oasis Leisure Centre- all residents in attendance for the Oasis Leisure Club planning permission item wished to object to the proposed development.

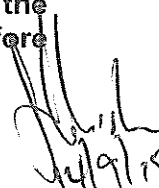
A letter was read in open meeting by Mr Foreman from the developer which explained that the current business is unsustainable and cannot complete with the larger competition locally. The current leisure club employs 51 full and flexi-time positions; a number of which will be preserved or changed in due course. The building itself has, in the opinion of the developer and Broadland District Council officers, no architectural merit. The new housing layout takes account of previous objections and the density of scheme of comparatively low. A number of the trees on the site will be preserved and new landscaping will be produced. A new leisure facility will be created and Highways have stated that the surrounding roads can accommodate the traffic projections.

Mr J Fisher read a residents letter of objection to the proposed development which explained that the house on the site which is proposed to be demolished is of significant importance to Thorpe St Andrew. The house has been the residence of a number of individuals who have had a significant contribution to the area. In addition, work could be undertaken to repair the exterior and ground floor, with the first floor retaining a number of original features. A precedent was set by the Pinebanks house that historic buildings should be kept, and the house on the Oasis site is older than that which was on Pinebanks.

The letter outlines the Section 52 agreement which restricts any development on part of the site, including where it is proposed for development to take place. The economic value of the club was outlined and it was stated by the letter that this was not a valid reason to approve the planning application. The letter further challenges the finding that the surrounding area could safely provide access to the site, specifically with its proximity to the local park and secondary school as it is on a main bus route. Furthermore, there is enough housing planned to meet the required housing need without this development, and this should be considered alongside the environmental and biodiversity impact. Part of the proposed development will impact upon an area of land which, it is suggested, contains protected species such as Adder, Grass Snakes, Bats and Great Crested Newts etc. In addition a significant number of trees will be removed and the existing landscape will be irreparably changed.

To prevent repetition of the issues, the residents were asked whether they endorse the aforementioned comments, and whether any additional comments wished to be made. The residents endorsed the comments, with particular emphasis on the increased traffic, section 52 agreement and the biodiversity impact. Residents of Gunner Close were also concerned that the development of two-storey houses backing onto their properties would reduce privacy in the surrounding gardens.

20151194 99A Gordon Avenue - Residents in surrounding properties objected to the development based on the local of the access, proximity to the junction and therefore increased traffic.



A handwritten signature in black ink, followed by the date '24/9/15' written below it.