

THORPE ST ANDREW TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

Monday 8 August 2022, 7:30pm Roxley Hall, Yarmouth Road, NR7 0QF

AGENDA

03.08.2022

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 8 August 2022 at 7.30pm for the purpose of transacting the following business:

- 1 Attendance and Apologies for Absence / co-option of members
- 2 Declarations of Interest in Items on the Agenda
- 3 To Confirm the Minutes of the Meeting held on 11 July 2022
- 4 Planning Items Raised by Residents members of the public may attend this meeting virtually, please email office@thorpestandrew-tc.gov.uk to request the link by noon on Monday 8 August 2022
- 5 Planning Applications:

20220981 20221094 20221021	93 Saint Williams Way 42 Thorpe Avenue 4 Owen Court Saint Andrews Park	Proposed garden room & workshop to rear of garden (PB) Single storey side & rear extension (revised proposal) (SS) Installation of 9 x roof mounted solar panels to the rear of the property (JF)
20221023	15 Park House Saint Andrews Park	Replacement windows (JF)
20221069	16 Stanmore Road	Single storey rear and 2 storey side extension (SS)
20221074	3a Church Yard Cottages	Additional storey to flat roofed extension, modifications to single storey pitched roof extension, dormer to rear of property and internal alterations (JF)
20211168	Land Adjacent Tawny Lodge	Variation of condition 2 to allow for an amended design of Planning permission 20190016 (FB)
20220846	30 Hillcrest Road	Rear extension (MF)
20211918	Land to the East of Brook Rd Broadlands Business Park Brook Road	The proposed development will provide 8407sqm of flexible and adaptable space for Use Classes E (g)(iii), and Class E (g)(iii), General Industrial Use Class B2 and Storage and Distribution Use Class B8 and Ancillary Accommodation, Service Yards, parking and Landscaping (JF)
20221105	16 Thor Road	Proposed studio garden room (PB)
BA/2022/2036/FUL 34 Yarmouth Road		Elevational amendments to support prior approval Application BA/2021/0276/CUPA (JF)

6 Enforcement Notices (Confidential Matters)

Future Agenda Items (not for discussion)

foreman

Thomas Foreman, Clerk to the Council

Town Clerk – Dr Thomas Foreman

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THORPE ST ANDREW TOWN COUNCIL MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING HELD ON 11th JULY 2022

PRESENT:

Mr J Fisher Mr F Bowe Mr S Snelling Ms M Fried Mrs J Fisher Mr T Garner

1. In Attendance: Dr T Foreman (Locum CEO, remotely), Miss S Lawn (Town Mayor), 1 member of the public, 1 member of the public remotely.

Apologies for Absence: Mr P Berry

2. **Declarations of Interest:** Mr S Snelling declared an interest in application 20220931 and will withdraw for the duration of this item.

3. Minutes of meeting held on 13th June 2022

The minutes of the meeting held on 13th June 2022 were signed and approved as a true record.

4. Planning Items Raised by Residents-

A member of the public spoke in opposition to

5. Planning Applications

20220931 40 Bishops Close Single storey rear extension

The Town Council, in its capacity as statutory consultee, wishes to raise objections to the proposal as presented. The Town Council feel this should be considered a side extension, as opposed to a rear extension as it is this orientation which gives rise to a number of the issues with this proposal. The scale and mass of the extension is larger than is acceptable in the context of the plot, and there is likely to be a significant impact on the amenity of the neighbour due to its height and dominance close to the boundary. The Council believe that extension, which sits within a conservation area, would also negatively impact the amenity of the applicants plot itself. There are also concerns that the extension, as presented, would result in drainage issues with reference to the location of the existing manholes and the underground pipe connections. The Council is not against the principle of a single storey extension but finds the current design unacceptable. The Town Council would welcome an amended application with modifications to the design, particularly the roof, which would reduce the impact on neighbours.

20210161 The Buck, 55 Yarmouth Road 7 Day Consultation

The Town Council, in its capacity as consultee, wishes to raise objections. The increase in the ridge height of the outbuildings will give these buildings dominance on the site and combined with the proposed modern aesthetic will negatively impact both the conservation area and the Grade II listed main building. The housing development at the rear of the site was approved, on condition the materials used were in keeping with the surrounding area. The materials chosen in this application are not sympathetic to the area and it is felt that the intensification and increased ridge height of the outbuildings will create a street scene where the Grade II listed pub becomes the secondary building on the site. The number of businesses proposed to use the outbuildings will result in a proliferation of signage and advertising, which will negatively impact on the conservation area and the street scene, as well as on the main building. These businesses, combined with the proposed Café and residential use, will result in insufficient parking on the site and therefore cause on-street parking on a main transit route into the city which is already at capacity. When also considering the thorough fare to the houses at rear, the proposals are an over development of

the site, which will impact upon the conservation area, and both the Church and The Buck which are both listed buildings.

The Town Council has concerns regarding the use of the main building, where the siting of the café away from the existing kitchen will likely require new ventilation to be installed which will impacted negatively on the both the appearance and fabric of the building. This is likely to also be the case at the Wine Bar with any extraction likely to cause odour nuisance to surrounding residents.

The Town Council therefore requests this application be refused and the applicant develop a masterplan for the site which is sympathetic to the building and the wider conservation area.

BA/2022/002/TPO Manor Moorings, 10 Yarmouth Road TPO

No objection.

6. Draft Broads Plans 2022-27

The Town Council welcomes the opportunity to comment as consultee on the Draft Broads Plan 2022-2027. Having reviewed the document, the Council welcomes many of the projects outlined within each of the strategic objective categories. The Council has some concerns that although the document uses phrases such as 'connecting and inspiring communities' and references the more than 90 parishes partly within the executive area, there is no mention of how partnership working with these parishes will be improved. There is a national drive to devolve powers to the first tier of local government, which will give communities substantial new powers. Against this backdrop, it was felt that the plan should give a vision for what tangible and measurable ways the Broads Authority will seek to partner these communities and improve the relationship it has with Councils in the area. The Broads Authority response to the Glover Review was not well received by local Councils who felt it was used to diminish the role of elected representatives serving on the Broads Authority, thereby reducing accountability. The lack of detail on how these relationships will be rebuilt is disappointing given the strategic objectives would seem to make this a priority. It is felt this lack of detail relating to the democratic elements of partnerships shows a lack of awareness and/or care for those relationships.

7. Enforcement Notices (Confidential Matters)

Noted.

Information Only

Confidential- Enforcement Notices Noted

Meeting closed at 21.00hrs

Signed:

Dated:

Town Clerk – Dr Thomas Foreman

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