

Costessey Town Council

Minutes of the Planning Working Group of Costessey Town Council, held at the Costessey Centre, Longwater Lane, Costessey at 6.30pm on 9 November 2021

Present: Cllrs P O'Connor (Chair), J Amis, G Blundell, S Jones, J McCloskey, S Sizeland; H Elias (Town Clerk) & L Trabucco (Minutes Secretary).

To accept apologies for absence (pecuniary, non-pecuniary & sensitive)

P120/21: RESOLVED to accept apologies from Cllr L Glover (unwell)

To receive declarations of interest (pecuniary, non-pecuniary & sensitive)

P121/21: None

To approve minutes of the Planning meeting held on 12 October 2021

P122/21: Min P117/21: The second paragraph should read Certificate of lawfulness "*existing*" not "*exiting*"

RESOLVED to approve the minutes as a true record with the above amendment

To make recommendations on planning applications, and receive information on appeals & other planning matters

P123/21: a) Planning applications for consideration:

i) 2021/2166: Mr William Clark - Site of former 95 Grove Avenue NR5 0HZ - Proposed glazed canopy to rear and 3no. air conditioning condenser units at low-level on ground - Full - **Comment: The air-conditioning units have the potential for noise and disturbance for the neighbours - APPROVE**

ii) 2021/2257: Ames - 20 Parklands NR8 5AL - Two storey front, side and rear extensions with single storey detached garage - Householder - **APPROVE**

iii) 2021/2334: Mr & Mrs R Kelvey - 2 Sidney Road, NR8 5DR - **Variation of condition 2 of PP2021/0996** - Alterations to hipped roof of garage and change to garden walls of boundary - Removal/Variation of Condition (S73 / S19) - **APPROVE**

iv) 2021/2342: Mr & Mrs Mills - 2 Marshall Close NR5 0ED - Erection of pitched roof side extension to replace existing and conversion of existing garage to self contained annex - Full - by 18 November 2021 - **RECOMMENDED REFUSAL ON THE FOLLOWING GROUNDS:**

Back land development, which CTC always opposes.

Area susceptible to surface water flooding This appears to be two separate applications rolled into one - one for a side extension replacement and a separate conversion of the garage The garage is separated from the main dwelling by a hedge (indeed it appears to belong to the neighbouring property), and Cllrs questioned the definition of the conversion falling within the definition of an annexe, or actually being an annexe as it looked as if it could be a separate dwelling.

IF SNC are minded to approve CTC REQUEST A CONDITION THAT THE PROPOSED GARAGE CANNOT BE SOLD AS A SEPARATE DWELLING UNIT as this would be too crammed in on the site.

v) 2021/2367: Mr David Galbraith - Verge at John Hyrne Way - Retrospective application for 48 sheet paper advertising hoarding - Advertisement Consent - **Comment: This is another example of a retrospective planning application submitted following a complaint: Applicants appear to have tried to push the limits of the planning system by erecting boards without an application; The boards have previously been subjected to legal action for removal. The boards have previously advertised possibly inappropriate / frightening posters in a family area.**

RECOMMEND REFUSAL ON THE FOLLOWING GROUNDS:

The boards have previously been subjected to legal action for removal. Distracting to drivers. Boards too close to road. Concern that boards in an unsafe location are not maintained and

will fall, causing damage and injury to drivers and passers-by (one has previously rotted and fallen). IF SNC are minded to approve CTC REQUEST A CONDITION THAT APPROVAL SHOULD BE TIMED - eg 2 YEARS BEFORE SUBMITTING A FURTHER APPLICATION, AND THAT SUBJECTS SHOULD BE APPROPRIATE FOR YOUNG FAMILIES

vi) 2021/2370: Mrs Aziekah Fiaz - 3 Charlotte Drive, NR8 5HJ - Dormer loft conversion - Householder - **Comment:** Other houses in the area were built to a similar design as the proposal. Concerns were expressed that the house could be used as an HMO when extra bedrooms had been added, and this would add to the difficult parking in the area, as when individuals shared a house they tended to have one car each. IF SNC are minded to approve CTC REQUEST A CONDITION THAT THE HOUSE SMUST NOT BE USED AS AN HMO OR AIR B&B

P124/21: b) Information & Planning decisions received from South Norfolk & Norfolk County Councils: (*Information only). (No decisions needed). See also separate sheet.

A letter from Kettle Foods was read out following planning permission granted to build an extension to the western side of their Bowthorpe factory to increase the site's capabilities. It advised that construction works were due to commence on Monday 22 November 2021 and be undertaken 7am to 7pm Monday to Friday; neighbours would also be advised of any out-of-hours works in advance.

To consider Highway proposals

P125/21: None

To receive a general update on Planning matters (No resolutions may be passed)

P126/21: None

P127/21: The date of the next Planning Meeting was confirmed as Tuesday 23 November 2021 at 6.30pm via zoom

P128/21: The meeting closed at 7:08pm

Chair:

Date: