



ATTLEBOROUGH TOWN COUNCIL

Town Hall, Queens Square, Attleborough, Norfolk, NR17 2AF
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PLANNING & HIGHWAYS COMMITTEE

**Minutes of the meeting of the Planning & Highways Committee
Held on Monday, 1 December 2014 at 6.30 pm in the Town Hall**

Present:

	Cllr R Middleton – presiding	
Cllr N Thomas	Cllr T Crouch	Cllr G Ellis
Cllr T Perkins	Cllr K Pettitt	Cllr E Tyrer
Cllr S Taylor	Cllr J Taylor	
In attendance – Gina Lopes – Clerk to Attleborough Town Council		
Dist Cllr K Martin	Dist Cllr J North	
	3 x public	

133.14) Apologies for absence

Apologies for absence were received and accepted as below:-

Cllr G Dickerson – work
Cllr R Bond - work
Cllr J Owen - personal

134.14) Declarations of Interest

a) To consider declarations of interest in respect of items below

Declarations of interest were received as follows:-

Cllr T Perkins - Item 7 (application – Breckland Lodge)
Cllr S Taylor - Item 7 (application – Breckland Lodge)

b) To receive any requests for dispensation of Disclosable Pecuniary Interest – none received

135.14) Public Participation

RESOLVED to suspend the meeting to allow members of the public to speak – See “Public Participation Notes” attached

136.14) Minutes of the Planning & Highways Committee meeting held on 17 November 2014

RESOLVED to accept the minutes of the Planning & Highways Committee meeting held on 17 November 2014 as a true and accurate record of the meeting and the Chairman duly signed the minutes.

137.14) Decision notices received to-date

To receive decisions on planning applications – none received at this time

138.14) Correspondence

a) Raemoir Properties re former Grampian Food site, Buckenham Road –

Isabel Lockwood acting for Raemoir Properties spoke during Public Participation – see attached notes

b) Proposed bus shelter, London Road/Dodds Road – Recent correspondence from Helen Martin, Norfolk County Council was discussed. The Clerk confirmed she had also spoken to Ms Martin regarding the structure of proposed shelter and had been advised that the shelter would be provided under a S.278 agreement which worked in a similar way to the usual S.106 agreement although the Developer would provide the shelter and place the order instead of NCC. The members would have an opportunity to express their preference regarding structure and design but it was too early in the process to confirm at this time. There was a suggestion to opt for a brick and tile construction rather than the Perspex type which was considered more vulnerable to vandalism. Further suggestion that members could meet with the developer to discuss options.

c) Notice to place Portable traffic lights, Queen’s Road – 27-29.01.2015– Noted for information

d) Notice to place Portable traffic lights, Station Road 07-08.12.2014– Noted for information

139.14) Planning Applications received to-date

After consideration of the following planning applications it was

RESOLVED to recommend as follows:-

a) 3PL/2014/1199/F –5&6 Whitworth Avenue – Erection of two single storey dwellings with garages – Object as not in keeping with street scene and overcrowding; noted previous application for a single dwelling

b) 3PL/2014/1179/F – Adj 142 Besthorpe Road –Erection of two storey detached dwelling with garage – No objections

c) 3PL/2014/1134/F – 66 Keeling Way – Extension - bedroom over garage – No objections

d) 3PL/2014/1117/EU – Land off Deopham Road – Storage of road planings & scrap metal & vehicles as well as small domestic garden use – No objections

e) 3PL/2014/1157/F - Breckland Lodge, London Road - Proposed extensions, improvements & general alterations to the Lodge, The Stag & car parking layout – No objections

140.14) Date of Next Meeting

5 January 2015

The meeting closed at 7.00pm

Chairman

Date

Public Participation Notes

The Chairman invited members of the public to speak and comments received included the following:-

Dist Cllr North reported that she had witnessed lots of activity at the former Grampian food site and workmen on site recently

Isabel Lockwood acting for Raemoir Properties outlined proposals for the former Grampian food site, Buckenham Road –

- The site closed in 2008 and has since been redundant
- The site is 5.4 hectares
- Technical infrastructure and capacity of site needs to be considered
- The opportunities and constraints around the site; also hedges and important views
- Traffic and Transport – there has been a number of assessments over the years and trying to find solutions
- Have been reviewing the network with LEP and also talking to Norfolk County Council - looking at opportunities to improve the town centre gyratory but no conclusions yet
- Would like to hear Attleborough Town Council's comments
- As a former factory there are some contamination and remedial costs
- Approx 160 houses proposed
- Concern that there was an issue down White House Lane with water and subject to flooding - developer is aware and likely that mitigation is required
- Councillors requested that all proposals are taken forward with the Neighbourhood Plan Steering Group
- Suggestion that there is a need for key-worker homes instead of more affordable housing – the mix and nature depends on what the market demands and there is a need to find a balance and this is sometimes contentious between the housing officer/department and the local council