



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, 3 July 2017 at 7.00 pm in the Town Hall**

Present:

Cllr Burton – presiding
Cllr Dale Cllr Tyrer Cllr Crouch
Cllr Montague Cllr Williams
In attendance – Gina Lopes – Clerk to Attleborough Town Council
Trisha Drewery – Admin Assistant (minute taker)
Dist. Cllr K Martin
4 x Public

PH018.17) Apologies for absence

To receive and consider apologies for absence:

Cllr Bond - Personal
Cllr Perkins - Personal
Cllr S Taylor - Other Commitment
Cllr T Taylor - Other Commitment

PH019.17) Declarations of Interest

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

Cllr Burton - Agenda Item 7); Connaught Hall - Trustee
Cllr Montague - Agenda Item 7); Connaught Hall - adjacent property

b) To receive any requests for dispensation of Disclosable Pecuniary Interest

None received.

PH020.17) Public Participation

To agree a resolution that the meeting be adjourned to allow the public to speak - see Public Participation Notes attached.

PH021.17) Minutes of the Planning & Highways Committee meeting held on 19 June 2017

RESOLVED to accept the minutes of the Planning & Highways Committee meeting held on Monday, 19 June 2017 as a true and accurate record of the meeting, the Chairman duly signed the minutes.

PH022.17) Decision notices received to-date

Decisions on planning applications: - noted for information

3PL/2017/0624/HOU – 44 Rye Lane, Attleborough – Proposed rear single storey extension – Approved.

3PL/2017/0376/F – Land adj. The Paddocks, Leys Lane – Erection of two storey detached dwelling with garage & parking – Approved.

PH023.17) Correspondence

- a) **3PL/2017/0774/LU – Rix Petroleum East Anglia Ltd. Anglian Business Centre West Carr Road – Proposed Erection of Single-Storey Storage Building –** noted for information
- b) **Referral to the Breckland District Council Planning Committee - 3PL/2017/0587/F –** Land adjacent 6 Dodds Lane – Erect a three-bedroomed dwelling with associated parking facilities and a new turning area and passing point for all users of Dodd's Lane – noted for information.
- c) **Norfolk Vanguard and Norfolk Boreas: Hearing Your Views –** noted for information.
- d) **Alternative Traffic Flow proposals: Pegasus Group –**

A short discussion took place regarding the Pegasus Group proposal; comments included:
Noted this proposal was first presented to the Town Council over 18 months ago with the same basic design layout.

- The Town Council should consider the proposal logically in line with the Neighbourhood Plan Strategy in liaison with Breckland District Council and Norfolk County Council.
- The Town Council has clearly stated their strategy preference in terms of development with regards to the Neighbourhood Plan which needs to move forward; these proposals will further delay implementation.
- The Academy are not in favour of any development of the school being delayed or having a main road adjacent to their land.
- An eastern link road would incorporate some of the land currently owned by the Academy.
- The development for Norwich Road has a S106 agreement signed in 2014. The triangular piece of land was offered to the Town Council as three different plots of land assigned for play, cemetery and the Academy; failing that it goes back to the landowner so Pegasus do not own any of it at the moment.

The Clerk to seek clarification of the status of the land offered within the S106 agreement

ACTION: CLERK

PH024.17) Planning Applications received to-date

After consideration of the following planning applications it was

RESOLVED to recommend as below: -

3PL/2017/0737/F – Hall Farm Cottage, 33 Norwich Road, Attleborough – Temporary use of land to site timber mobile home - Refuse as it would set a precedence to other neighbouring properties.

3PL/2017/0770/HOU – 27 Goldfinch Drive, Attleborough – Extend garage to form double garage, replace single garage door with a double garage door and widen drive – Approve.

3PL/2017/0789/F – Connaught Hall, Station Road, Attleborough – Single storey rear extension & internal alterations – Approve with concerns regarding increase in use and request that traffic calming measures are put in place.

Cllr Burton left the room for application 3PL/2017/0789/F.

3PL/2017/0799/VAR – Woods View Poplar Road, Attleborough – Variation of condition 2 on pp 3PL/2017/0172/F – masonry chimney in lieu of GRP, additional obscured window on SE gable plot 1, NW gable plot 2, 1st floor window to front elevation both plots - Approved.

Meeting closed at 6.55 pm

Public Participation Notes:

The Chairman invited members of the Public to speak and points raised included the following:

- Mr Giddy, Pegasus Group, confirmed he attended the Extra-Ordinary Meeting held on the 31 January 2017 and had noted comments regarding concerns for the planned western route for the B1077 by Ptarmigan. Mr Giddy stated that the planned Banham scheme to create a supermarket is non-deliverable; that clarity and a new approach to the infrastructure of the Town was needed and he would welcome an opportunity to return to a future meeting to discuss options which could include a shopping area at the rear of Queens Square.
Mr Giddy stated that he has been in communication with Ptarmigan who are willing to adjust their plans to link up with the Pegasus eastern link road; which he stated would also help with the gyratory system.
Mr Giddy sent the Town Council plans for the eastern link and a shopping area at the rear of Queens Square and advised that such opportunities do not last forever.