



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, 4 September 2017 at 6.30pm in the Town Hall**

Present:

Cllr Burton- presiding

Cllr R Bond
Cllr S Taylor
Cllr A Perkins

Cllr T Crouch
Cllr J Williams

Cllr K Montague
Cllr E Tyrer

Cllr V Dale
Cllr T Taylor

In attendance – Gina Lopes – Clerk to Attleborough Town Council
Trisha Drewery – Admin Assistant (minute taker)
Dist. Cllr A Stasiak, Dist Cllr K Martin, County Cllr R Oliver
17 x Public

PH46.17) Apologies for absence

None – all present.

PH47.17) Declarations of Interest

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

Cllr Dale - 7b) New North Road – Proposed 'At Any Time' Waiting Restrictions and Planning Applications 3PL/2017/1030/HOU and 3PL/2017/1089/HOU.

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

None received.

PH48.17) Public Participation

RESOLVED that the meeting be adjourned to allow the public to speak –
Please see “Public Participation Notes” attached.

PH49.17) Minutes of the Planning & Highways Committee meeting held on 21 August 2017

RESOLVED to accept the minutes of the Planning & Highways Committee meeting held on Monday, 21 August 2017 as a true and accurate record of the meeting, the Chairman duly signed the minutes.

PH50.17) Informal Meeting Notes with Konect Bus held on 21 August 2017 – noted for information

PH51.17) Decision notices received to-date

Decisions on planning applications: - noted for information

3PL/2017/0720/O – Sunningdale, London Road – proposed single storey dwelling and 2 bay cart lodge – Refused.

3PL/2017/0829/HOU – Mill House, Connaught Plain – Two storey rear extension, front porch and double detached garage – Approved.

PH52.17) Correspondence

- a) **Referral to the Breckland District Council Planning Committee – 3PL/2017/0351 – Pixie Paddock, Leys Lane** – Erection of 4 dwellings – noted as approved by the Breckland Planning Committee on 29 September 2017.
- b) **New North Road – Proposed ‘At Any Time’ Waiting Restrictions – RESOLVED** to approve.
ACTION: Clerk
Cllr Dale left the room for this item.
- c) **The Norfolk County Council (Attleborough, Various Roads) (20 M.P.H. Speed Limit Zone) Order 2017 – RESOLVED** to approve.
- d) **Highways England – Black on Yellow Signs questionnaire** – Councillors to hand completed questionnaires to the Clerk for collation and response.
ACTION: Clerk
- e) **Delivering local highways improvements in partnership with Town and Parish Councils – a short discussion took place and suggested projects included:**
 - To resurface the footpath from the public toilets to the Infant School leading to the back of the Academy; however, ownership of the footpath needs to be clarified prior to commencement.
 - To fund ‘Elderly Crossing’ traffic warning signs for Wayland Court, St Edmunds and Bramley Court.
 - To provide funding for necessary safety markings for new schools; if these are not included within the building plans.
- f) **Phase 1 POS Surface Water drainage works meeting request –** following a short discussion it was **RESOLVED** that Cllr Dale, Cllr Crouch, the Clerk and Head Groundsman will meet with Mr Jordan Last, Taylor Wimpey, before transfer of the land
ACTION: Clerk
- g) **Breckland Local Plan Pre-submission publication** – Clerk to prepare draft for consideration at next Planning and Highways meeting.
ACTION: Clerk

PH53.17) Planning Applications received to-date

After consideration of the following planning applications it was

RESOLVED to recommend as below:

3PL/2017/0983/O – Fernleigh London Road - Proposed 3 Bedroom Bungalow (Resubmission of withdrawn application 3PL/2017/0196/O) - Refuse as out of character with the local area, highway concerns and will set precedent.

3PL/2017/0915/A – Victory Park – New signage on building, totem poles and car park signage - Approve.

3PL/2017/0972/F – Land adjoining 5 Leys Lane – New residential dwelling – Refuse as overdevelopment of site, close to boundary and concern re parking and access onto highways.

3PL/2017/1010/HOU – 4 Empire Terrace, London Road – Single storey rear extension and pitched roof porch to front elevation – Concern as work has been done outside of planning regulations and should have been a retrospective application.

3PL/2017/1054/LB – The Victorian Cottage, High Street – Replace front door (retrospective) – Approve.

3PL/2017/1030/HOU – 83a New North Road – First floor extensions & associated alterations – Approve.

3PL/2017/1013/F – 1, 3, 3a, 5, 7 and 7a Hargham Road – Replacing existing windows at with VEKA system to 10 PVC-U casement windows – Approve.

3PL/2017/1089/HOU – 48 & 50 New North Road – Erection of a joined porch (part retrospective) - Approve.

3PL/2017/1064/HOU – White Lodge, Grange Road, New Buckenham – Erect a PVCU conservatory to rear – no comments as outside of parish boundary.

Cllr Dale left the room for 3PL/2017/1030/HOU and 3PL/2017/1089/HOU.

ACTION: Clerk

Meeting closed at 7.00 pm

Public Participation Notes:

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

- Resident who had made representations at the last meeting regarding the junction at the bottom of Hargham Road and the planned link road; queried how the Council will respond to Breckland District Council.

The paragraph was read out relating to the resident's concerns; this was included in the Council's response to Breckland District Council and in the minutes:

Councillors recognised residents' concerns: -

There was a specific issue of a full-access junction where the new link road intersects with Hargham Road and consider this is a complete departure from the limited-access junction that was originally proposed in previous studies and subsequent consultations, it was understood that Hargham Road would become a cul-de-sac at its southern intersection with the link road. Residents are concerned that if this junction is approved, traffic from the SUE development will inevitably use Hargham Road, New Road and Dodds Road as key access routes ("rat-runs") to and from the town centre, which in turn will result in a substantial increase in traffic, noise and pollution along all three roads.

There are also significant concerns around road safety, as well as specific risks to public health (particularly for school children who walk to school) owing to a substantial rise in exhaust fumes. Hargham Road is a minor road of predominantly semi-rural / residential character that struggles with current traffic flows, being too narrow and of unsuitable construction. The already significant problems with congestion where it converges with Leys Lane before meeting the junction with the High Street (opposite Sainsbury's) are likely to worsen when 86 new homes are built on the old Acorn site in Halford Road.

- Resident attended the meeting to hear the Council's response regarding the planning application 3PL/2017/0972/F - Land adjoining 5 Leys Lane.