



## **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, 5 June 2017 at 6.30pm in the Town Hall**

#### **Present:**

Cllr Burton – presiding  
Cllr Ellis                      Cllr William                      Cllr Tyrer                      Cllr S Taylor  
Cllr Crouch                      Cllr Perkins                      Cllr Montague                      Cllr T Taylor  
In attendance – Gina Lopes – Clerk to Attleborough Town Council  
Trisha Drewery – Admin Assistant (minute taker)  
Dist. Cllr K Martin  
3 x Public

#### **PH01.17) Election of Chairman for the municipal year 2017-2018**

On the motion of Cllr Crouch, seconded by Cllr Ellis it was  
**RESOLVED** to elect Cllr Jeremy Burton as Committee Chairman for the municipal year 2017-2018.

#### **PH02.17) Election of Vice Chairman for the municipal year 2017-2018**

On the motion of Cllr Crouch, seconded by Cllr Tyrer it was  
**RESOLVED** to elect Cllr Perkins as the Committee Vice Chairman for the municipal year 2017-2018.

#### **PH03.17) Apologies for absence**

To receive and consider apologies for absence:

Cllr Dale                      -                      Personal  
Cllr Bond                      -                      Work

#### **PH04.17) Declarations of Interest**

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

Cllr S Taylor                      -                      Agenda item 8) 3PL/2017/0663/F

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

None received.

#### **PH05.17) Public Participation**

**RESOLVED** that the meeting be adjourned to allow the public to speak – See Public Participation Notes attached.

#### **PH06.17) Minutes of the Planning & Highways Committee meeting held on 8 May 2017**

**RESOLVED** to accept the minutes of the Planning & Highways Committee meeting held on Monday, 8 May 2017 as a true and accurate record of the meeting, the Chairman duly signed the minutes.

### **PH07.17) Decision notices received to-date**

Decision notices below were noted for information: -

**3PL/2016/1300/VAR – Gregorville London Road** – Remove condition 4 on pp 3PL/2016/0106/O – works in relation to private drive – Approved.

**3PL/2017/0278/VAR – Land behind 1 Albermale Terrace London Road** - Variation of conditions 5 & 6 on 3PL/2017/0061/VAR (Retrospective) – Approved.

**3PL/2017/0390/F – 1 Estcourt Road** – Proposed new residential dwelling – Refused.

**3AG/2017/0011/AG – Hall Farm** – Proposed agricultural building of storage of straw – Approved.

**3PL/2017/0472/HOU – 3 Lushers Meadow** – Extension to existing garage to provide a 3-bay Car Port. Raising brick piers to front boundary wall and adding steel railings and new access gates. Change driveway to asphalt and incorporate channel drain and soakaway – Approved.

**3PL/2017/0526/HOU – 3 Eastland Close** – Single storey rear extension & associated alterations – Approved.

### **PH08.17) Correspondence**

a) **Brownfield Registers and Permission in Principle** – Noted for information.

b) **The Air Quality Framework and consultation on reducing Levels of Nitrogen Dioxide** – Noted for information.

c) **The Town and Country Planning (Development Management Order) Consultation** – Noted for information..

d) **Tree Preservation Order 2016 No. 10** – Noted for information.

e) **Street Lighting Requirements – London Road Attleborough – Orbit Homes** – The Clerk advised the Council that if they take responsibility for the maintenance of the lights, the Council could request a commuted sum. A short discussion took place.

**RESOLVED** that the lights would prove too expensive to maintain.

The Clerk to respond to Norfolk County Council informing them that the Council is not prepared to take responsibility for the new Orbit Homes street lights.

**ACTION: CLERK**

f) **Banham Poultry Operators Licence**

Amendments to the licence and the response from Banham Poultry was briefly discussed and noted.

### **PH09.17) Attleborough Growth Transport Package**

Discussion took place and points raised included:

- There is no evidence to justify the scheme, if the link road goes in how the Town Centre improvements link into the wider transport plan.
- In principle, it is a lot better than previous suggestions and it is a positive move that the link road is proposed.
- It would be best to put the link road in first, then find out what is needed in the Town after the implementation of the 7.5-ton weight restriction.
- The Growth Transport Package has been developed with the Town Centre in mind.
- The latest update of Surrogate Street is much better than previously suggested by Norfolk County Council. The Vicarage wall will remain in-situ; retaining the trees and still have 2-way traffic flow without too much hindrance.
- There is still concern regarding loss of valuable car parking spaces on Connaught Road and Church Street to make cycle ways.
- It is positive for traffic to come from Station Road from the other side of the monument.

- The controlled pedestrian crossing so far down Station Road will cause more build - up in traffic; particularly from pedestrians coming from the railway station.
- The traffic lights are still being placed in the Town Centre; concerns were raised regarding a potential increase in air pollution.
- If the bus layby was larger and moved further up Church Street it would allow more buses to pull in the bus stop relieving traffic build-up.
- Without the relief road, the 2-way at Surrogate Street will not accomplish a good traffic flow.

**ACTION: CLERK**

**PH010.17) Planning Applications received to-date**

After consideration of the following planning applications, it was

**RESOLVED** to recommend as below:

**3PL/2017/0489/LU – The Old Manse, Station Road** – Noted as permitted development.

**3PL/2017/0196/O – Fernleigh, London Road** – Proposed 3 Bedroom Bungalow – Revised drawing showing access on opposite side – Refuse as out of character with local area, highways concerns and will set a precedent.

**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 – Refuse due to concerns about the access, highways concerns and infill.

**3PL/2017/0520/HOU – 44 Thieves Lane** – Single storey box window – Approved.

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

**3PL/2017/0620/VAR – Poppies, Slough Lane** – Variation of condition 3 on 3PL/2008/1372/F – Refuse as not in agreement with variation on existing condition.

**3PL/2017/0590/F – 1 Besthorpe Road** – Demolition of existing garage and the erection of 1No. three-bedroomed bungalow with associated parking – Refuse due to overdevelopment of site, highways issues and concerns regarding existing parking issues.

**3PL/2016/1281/O – Land rear off Besthorpe Road** – Proposed residential development of 4 dwellings with access on to Atling Way - Approved.

**3PL/2017/0663/F – 6 High Street and 2 Hargham Road** – Demolition of derelict buildings, retention of façade, retention of flat at 2 Hargham Road and erect 8 no. new flats – Approved as previous concerns appear to be addressed.

*Cllr S Taylor left the room for application 3PL/2017/0663/F.*

Meeting closed at 7.00 pm

**Public Participation Notes:**

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

- Residents spoke regarding the planning application for 1 Besthorpe Road stating their concerns as they live adjacent to the property in retirement bungalows. The planning application is for a family home which would take up most of the allocated land taking it very close to the boundary, thereby causing potential overlooking by the family regarding the retirement bungalows. Residents have made their objections known to Breckland District Council.