



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, 21 August 2017 at 6.30pm in the Town Hall**

Present:

Cllr Burton- presiding

Cllr R Bond Cllr T Crouch Cllr K Montague Cllr V Dale
Cllr S Taylor Cllr J Williams Cllr E Tyrer

In attendance – Gina Lopes – Clerk to Attleborough Town Council
Trisha Drewery – Admin Assistant (minute taker)
Dist. Cllr A Stasiak
8 x Public

PH039.17) Apologies for absence

To receive and consider apologies for absence:

Cllr Perkins - Other commitments

Cllr T Taylor - Other commitments

Further apologies were received from Dist. Cllr K Martin.

PH040.17) Declarations of Interest

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

None received.

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

None received.

PH041.17) Public Participation

RESOLVED that the meeting be adjourned to allow the public to speak –

Please see “Public Participation Notes” attached.

PH042.17) Minutes of the Planning & Highways Committee meeting held on 7 August 2017

RESOLVED to accept the minutes of the Planning & Highways Committee meeting held on Monday, 7 August 2017 as a true and accurate record of the meeting, the Chairman duly signed the minutes.

PH043.17) Decision notices received to-date

Decisions on planning applications: - noted for information

3PL/2017/0831/HOU – 26 Rye Lane – Single storey side extension – Approved.

3PL/2017/0804/HOU – 24 Cedar Drive – Erect single storey bedroom extension and remodel bungalow – Approved.

3PL/2017/0799/VAR – Woods View, Poplar Road – 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.
3PL/2017/0620/F – Poppies, Slough Lane – Creation of independent dwelling by detaching annex from existing dwelling – Approved.
3PL/2017/0789/F – Connaught Hall, Station Road – Single storey rear extension & internal alterations – Approved.

PH044.17) Correspondence

To receive correspondence: -

- a) **Resurfacing of Horse Pit Car Park** – noted for information.
- b) **Campaign to Protect Rural England, Vision for Norfolk** – noted for information.

PH045.17) Planning Applications received to-date

To make observations on the following planning application:

CONSULTATION - OUTLINE

REFERENCE: 3PL/2017/0996/O

PROPOSAL: Outline planning consent for all matters reserved apart from the principle means of vehicular access (3 accesses onto the B1077 Buckenham Road; 1 access across Burgh Common; 1 access across Hargham Road, 1 access across Leys Lane and 1 access onto London Road) for residential development for up to 4,000 dwellings on land to the south of Attleborough; construction of new link road between Buckenham Road and London Road, pedestrian footbridge across the railway line to connect with Leys Lane, provision of two, 2 Form Entry primary schools; Local centre including up to 2,600m² gross floorspace for uses within Class A1 (shops), up to 1,400m² (gross) for uses within Classes A2/A3/A4 and/or A5 and petrol filling station, along with up to 2,100m² (gross) for Community Uses (Class D1). Two further neighbourhood centres together including up to 400m² (gross) for uses within Classes A1/A2/A3 and/or A5, sports pitches, public open space and amenity greenspace with sustainable drainage systems and associated infrastructure (including off-site town centre highway improvements) and demolition of existing unused sewage works and agricultural buildings.

LOCATION: **ATTLEBOROUGH:** Attleborough SUE Land South of Attleborough, Attleborough

APPLICANT: Attleborough Land Ltd, Hilary Rose Cracknell, Janet Diane Syrett, Neil Francis Syrett, Harold George James Bevis, Margaret Rose Bevis & Leys Farm Limited

After consideration is was

RESOLVED to support the application with the following comments:

Noted that the proposed link road enters London Road and progresses to Bunn's Bank and splits up through the development. However, there is a need to determine if the road towards Bunn's Bank is of sufficient width (4.8m minimum) and adequate to encourage the drivers to take HGVs straight out to London Road and avoid coming through the Town. (An Example given was the Ring Road in Ashford, Kent where it was not too windy or narrow but not ugly and lined with trees etc). There needs to be a green entrance into the Town and facilities for cycling and walking as well. Concern that the proposed road would send HGVs into town, noted 20mph limit which is not enforceable and 30mph limit which would not encourage through traffic. Members felt it was preferable for the Link Road to be started at the London Road end and are hopeful that if the funds/loan are made available this may be achievable rather than delivery of a Link Road in staggered phases.

Members raised concern regarding the lack of accessibility to the sports pitches or parking. There does not seem to be any proposals for town car parking which is already a major concern in the Town and needs to be addressed. Park & Ride should be incorporated and liaison with the bus companies asap.

Attleborough Town Council expects the planning applications to adhere to the Master Plan in all development stages, and there needs to be a system in place which allows comments from both the Councillors and the Public with true transparency in line with the Design Code and offering affordable housing in line with the Core Strategy. The policies and core strategies for Attleborough are clearly laid out in the Attleborough Neighbourhood Plan and must be followed.

There is a need to balance between local amenities and how this responds to the Attleborough Neighbourhood Plan which incorporates vibrant retail areas but do not want to replicate existing retail offering or a second "high street". Concern that there does not appear to be adequate linking with the existing town centre. Further concerns regarding the proposed "neighbourhoods" and naming of same as do not want a divided town.

Attleborough Town Council reiterates their wish to take ownership of the proposed community centres and open spaces/linear park areas and to be fully involved in the S106 agreement.

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.

Meeting closed at 7.30 pm

Public Participation Notes:

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

- Resident voiced particular concerns regarding access to view the plans for the older residents of the Town as most availability to view has been online. Cllrs responded that Pfarmigan dropped leaflets through resident's letter boxes and that the public consultation had been well publicised.
Resident was particularly concerned regarding the proposed link road, plans show access going across Hargham Road; stating that the road lacks capacity to take more traffic. Cllrs requested Mr Hargrave email his concerns to either the Clerk or direct to Breckland District Council.
- Dist. Cllr Stasiak spoke on behalf of residents stating that additional car parking appears to be a little vague; this is the one opportunity to get the parking requirements right for the Town.
- Resident queried the usual planning application decision making process as they wished to make comments on an application which has been deferred until the next meeting. The resident was invited to attend the next Planning and Highways meeting due to be held on the 4 September.
- Resident stated that the Council should reinforce the message that 'it's all there in the Attleborough Neighbourhood Plan' and that the County Councillor should be keeping the Council up to date regarding progression.