



**You are summoned to the Meeting of Attleborough Town Council
Planning & Highways Committee**

To be held on Monday 18th December 2023 at 6.30pm

This Meeting will be held at the Town Hall

Cllr P Leslie, Cllr R Bond, Cllr A Westby, Cllr V Dale, Cllr S Mackinnon, Cllr Tyrer

Sharon Smyth

12th December 2023

Town Clerk

AGENDA

To transact the undermentioned business; to receive the following reports and to make such orders or give such directions as necessary: -

1 Welcome by Chairman

2 Apologies for Absence - To receive and accept apologies for absence.

3 Declarations of Interest

- a) To receive and consider declarations of interest in items below:
(Members are no longer required to declare personal or prejudicial interests but are to declare any new Disclosable Pecuniary Interests that are not currently included in the Register of Interests. Members are reminded that under the Code of Conduct they are not to participate and must leave the room for the whole of an agenda item to which they have a Disclosable Pecuniary Interest. Members may disclose any other interests they may have in the interests of transparency)
- b) To receive and consider dispensations in respect of Disclosable Pecuniary Interests.

4 First Public Participation (10 Minutes)

5 Minutes of the Planning & Highways Committee 20th November 2023 - acceptance and approval

6 Planning Matters

- a) **Planning Applications** (Applications agreed and responses made) – for confirmation by members
- b) **Planning Applications** (Not due yet) – for consideration and resolution
 - 3PL/2023/1115/O – ATTLEBOROUGH: Charolais Cottage Poplar Rd – Erection of four new dwellings & garages.
 - 3PL/2023/1125/LU – 54a Cyprus Road – Stationing of a log cabin mobile home within residential garden for ancillary use- Certificate of lawfulness – proposed use.
 - 3PL/2023/1152/F - ATTLEBOROUGH: Former Brenntag Site Station Road - Demolition of existing buildings and erection of care home (Class C2), extra care units (Class C2), market housing (Class C3) and retail units (Class E), alongside associated amenity space, parking, highways improvements, installation of plant, landscaping enhancements and other associated works.

7 Car Park Strategy – Update - for information

8 Attleborough Street Lighting within the SUE Development - for consideration and resolution

9 Neighbourhood Plan to Discuss Future Steps Regarding a Scope & Report to Present to Breckland – for consideration and resolution

10 Second Public Participation (10 Minutes)

11 Items for the next Agenda

Expected Meeting Length 30 Minutes



Minutes of the meeting of the Attleborough Town Council
Planning & Highways Committee
held on Monday 20th November 2023 at 6.30pm
Held at the Town Hall, Queens Square.

Present:

Cllr A Westby – presiding
Sharon Smyth – Locum Town Clerk
Anne Willett – Town Clerk Assistant – Minute Taker
Cllr V Dale, Cllr S Mackinnon,
Public x 3

013.23) To Elect a Committee Chairman –

On the motion of Cllr Dale, seconded by Cllr Mackinnon, it was
RESOLVED – to elect Cllr Westby as Committee Chairman

014.23) To Elect a Committee Vice Chairman –

On the motion of Cllr Dale, seconded by Cllr Westby, it was
RESOLVED – to elect Cllr Mackinnon as Committee Vice Chairman
Cllr Mackinnon wanted it noted she would not be available in person until the New Year but
contactable via email

015.23) Welcome by Chairman of All Members

Cllr Westby welcomed members and public to the meeting

016.23) Apologies for Absence

Cllr Tyrer, Cllr Leslie, Cllr Bond

017.23) Declarations of Interest

- a) To receive and consider declarations of interest in items below:
(Members are no longer required to declare personal or prejudicial interests but are to declare any new Disclosable Pecuniary Interests that are not currently included in the Register of Interests. Members are reminded that under the Code of Conduct they are not to participate and must leave the room for the whole of an agenda item to which they have a Disclosable Pecuniary Interest. Members may disclose any other interests they may have in the interests of transparency) – None received
- b) To receive and consider dispensations in respect of Disclosable Pecuniary Interests –
None received

018.23) First Public Participation (10 Minutes)

None

019.23) Minutes of the Planning & Highways Committee 6th November 2023 –

On the motion of Cllr Westby, seconded by Cllr Dale, it was
RESOLVED – to accept and approve the minutes of the Planning & Highways Committee held on
6th November 2023

020.23) Planning Matters

Planning Applications (Not due yet) –

3PL/2023/1017/VAR – ATTLEBOROUGH: Queens House Queens Square (Church Street) – Variation of Conditions 2,3 & 7 on 3PL/2023/0196/F – Condition 2: Changes to flat layouts to provide means of escape (building control compliance requirement) Condition 3: Material change requested for rear windows and doors Condition 7: Opening hours – extension of business opening hours 8am until 11pm weekdays and 9am to 11pm weekends-

No objections - Condition 2 Noted. Condition 3 Noted that Breckland Conservation Officer would like timber joinery retained - agreed - Condition 7 noted opening hours in line with other establishments

021.23) Car Park Strategy – Update

No update at present, Cllr Tyrer taking the lead on this, will add to next agenda

022.23) Second Public Participation (10 Minutes)

- Resident commented on planning application item 8 regarding opening hours one establishment already opens at 8am Mon-Frid which is handy for those going to work
- Closing consistent with other take-aways & restaurants.

023.23) Items for the next Agenda

Car Park Strategy

ANP Review Update

Meeting Closed 6.40pm

Town Hall, Queens Square, Attleborough, Norfolk, NR17 2AF

01953 456194 enquires@attleboroughtc.org.uk www.attleboroughtc.org.uk

6a)

Planning Applications received to-date

3PL/2023/1073/F- ATTLEBOROUGH: Plot 4 West Carr Road – Erection of dwelling and change of use of land to the rear to garden land. – No objections

3PL/2023/1076/F – ATTLEBOROUGH: Dodds Road Stores Dodds Road – Relocation of the entrance/exit to the store on the front elevation. Rear extension to permanently replace a temporary container for storage purposes. Existing extension to be re-built. Internal reconfiguration. - No objections

3PL/2023/1112/F- ATTLEBOROUGH: Meadowood Farmhouse Morley Road – Retrospective application – Change of use of land to garden & erection of a tennis court, swimming pool & outbuilding (used as storage, pool room & changing rooms). – No objections

(6b)

From: planning@breckland.gov.uk
Date: 28 Nov 2023 10:16
Subject: Planning Consultation PC 3PL/2023/1115/O
To: Attleborough Clerk <townclerk@attleboroughtc.org.uk>
Cc:

CONSULTATION - OUTLINE

REFERENCE: 3PL/2023/1115/O
PROPOSAL: Erection of four new dwellings and garages
LOCATION: ATTLEBOROUGH: Charolais Cottage Poplar Road
APPLICANT: Mr and Mrs I Harkness

I am writing to advise you that I have received an application for the above proposal and would welcome any observations you may wish to make. [Click here to view the application documents](#)

To help us provide a more efficient service, please [Register your comments here](#)

Alternatively if you are unable to submit comments electronically please forward your comments in writing by **19th December 2023**, quoting the above reference number. Representations submitted in relation to planning applications will be available for public inspection.

Any comments that the Town/Parish Council may wish to make should be received by **19th December 2023**. If you require any further assistance, please contact the Technical Support Team on 01362 656870.

Should the application require determination by the Planning Committee, a representative of the Town/Parish Council may speak at the meeting if your members consider it necessary.

From: planning@breckland.gov.uk <planning@breckland.gov.uk>
Sent: 29 November 2023 13:35
To: Attleborough Clerk <townclerk@attleboroughtc.org.uk>
Subject: DC Consultations for Amendments

002 - CONSULTATION AMENDMENTS - CERT.LAW.PROP.USE

REFERENCE: 3PL/2023/1125/LU

PROPOSAL: Stationing of a log cabin mobile home within residential garden for ancillary use - Certificate of lawfulness - proposed use

LOCATION: 54a Cyprus Road

APPLICANT: Monck

CASE OFFICER: Sandra Bunning

AMENDMENT: Amended Application - Address Correction

The Council has received revised details for planning permission as shown above and would be pleased to receive any observations you may wish to make. You can view the application by clicking on the link below and use the 'Comment on this application' button to leave your observations.

[Click here to view the application documents](#)

To help us provide a more efficient service please use the quick consultee response link below

[Quick Consultees Register your comments here](#)

PLEASE NOTE: Representations should be made either online on the Breckland website at:

or by email to planning@breckland.gov.uk

Alternatively please forward your comments in writing by **20th December 2023**, quoting the above reference number. Representations submitted in relation to planning applications will be available for public inspection.

Please note your comments will also be seen on our website, along with your name, signature, address and any contact details you supply e.g. telephone number and/or e-mail address. If you are concerned about your contact details and signature appearing on our website, please print your name instead of adding your signature and initial this or send your e-mailed comments as an attachment so that only the attachment can be published. Any comments made should be relevant and not defamatory or offensive, as you remain personally and legally responsible for them.

From: planning@breckland.gov.uk
Date: 7 Dec 2023 11:35
Subject: Planning Consultation PC 3PL/2023/1152/F
To: Attleborough Clerk <townclerk@attleboroughtc.org.uk>
Cc:

CONSULTATION - FULL

REFERENCE: 3PL/2023/1152/F

PROPOSAL: Demolition of existing buildings and erection of care home (Class C2), extra care units (Class C2), market housing (Class C3) and retail units (Class E), alongside associated amenity space, parking, highways improvements, installation of plant, landscaping enhancements and other associated works

LOCATION: ATTLEBOROUGH: Former Brenntag Site Station Road

APPLICANT: Castlemeadow Care Ltd

I am writing to advise you that I have received an application for the above proposal and would welcome any observations you may wish to make. [Click here to view the application documents](#)

To help us provide a more efficient service, please [Register your comments here](#)

Representations should be made either online on the Breckland website at:

Alternatively if you are unable to submit comments electronically please forward your comments in writing by **30th December 2023**, quoting the above reference number. Representations submitted in relation to planning applications will be available for public inspection.

Any comments that the Town/Parish Council may wish to make should be received by **30th December 2023**. If you require any further assistance, please contact the Technical Support Team on 01362 656870.

Should the application require determination by the Planning Committee, a representative of the Town/Parish Council may speak at the meeting if your members consider it necessary.



Attleborough SUE
Streetlighting Estimate & Commuted Sum Calculation

03/10/2023

Ref	Description	Quantity	Unit	Rate (£)	Estimated Costs	Comments
A	Allowance for Streetlighting	46	nr	1,750.00	80,500.00	No design - Assumed 6m high
B	Allowance for connection including drawpits, ducts and trenching	46	nr	1,250.00	57,500.00	
C	Allowance for Preliminaries	15%		138,000.00	20,700.00	
Estimated Costs					168,700.00	
Commuted Sum Calculation						
Discount Rate		BoE Interest Rate		RPIX	%	
		5.25%		3.90%	1.30	
Renew all Lanterns and Columns after 15 Years		46	nr	2513	115,575.00	Item A plus removal and Prelims
Annual Amount		115,575.00	years	15	7,705.00	
Commuted Sum		Annual Amount	Formula	Years		
		7,705.00	(1+1.3/100)	15.0	114,091.82	

Exclusions and Assumptions

No design for Streetlighting Columns

Commuted Sum calculation - Page 17 <https://www.norfolk.gov.uk/-/media/norfolk/downloads/rubbish-recycling-planning/planning/commuted-sums-for-maintaining-infrastructure-assets.pdf>

Assumed all lanterns and columns renewed after 15 years

Assumed cost of lanterns and columns as per estimated installation cost.

Assumed RPIX rate of 3.90% currently at 7.8%

Bank of England Base rate 5.25%