



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

To be held on Monday 4th March 2024 at 6.30pm

This Meeting will be held at the Town Hall

CLlr R Bond, CLlr A Westby, CLlr V Dale, CLlr S Mackinnon, CLlr Tyrer

Sharon Smyth

27th February 2024

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 19th February 2024 - acceptance and approval
- 6 Planning Matters -
 - a) Planning Applications (Not due yet)
3PL/2024/0122/HOU – BESTHORPE AND ATTLEBOROUGH: Cherry Tree Barn, Norwich Road – Proposed erection of single storey Lodge Annexe as overflow accommodation, solely for use by owners & immediate family & friends.
3PL/2024/0146/HOU – BESTHORPE: 147 Besthorpe Road – Front single storey garage extension
 - b) Planning Appeal – 3PL/2023/0644/F – ATTLEBOROUGH: Land North of 4 Atling Way – proposed detached single-storey one- bedroom dwelling with new vehicular & pedestrian accesses.
- 7 Breckland Local Validation List - for consideration and resolution
- 8 Neighbourhood Plan Update - for consideration and resolution
- 9 Second Public Participation (10 Minutes)
- 10 Items for the next Agenda

Expected length of meeting 30 minutes



5)

Minutes of the meeting of the Attleborough Town Council
Planning & Highways Committee
held on Monday 19th February 2024 at 6.30pm
Held at the Town Hall, Queens Square.

Present:

Cllr A Westby – presiding
Cllr Dale, Cllr Mackinnon, Cllr Tyrer
Sharon Smyth – Town Clerk
Anne Willett – Clerks Assistant (minute taker)

065.23) Welcome by Chairman - Cllr Westby opened the meeting and apologised for the late start 6.50pm due to previous meeting which had over run.

066.23) Apologies for Absence – Cllr Bond

067.23) 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

068.23) First Public Participation (10 Minutes) – None present

069.23) Minutes of the Planning & Highways Committee 5th February 2024

On the motion of Cllr Dale, seconded by Cllr Mackinnon, it was
RESOLVED – to accept and approve the minutes of the Planning & Highways Committee held on 5th February 2024

070.23) Planning Matters

Planning Applications –None

071.23) Neighbourhood Plan Update

Cllr Tyrer gave a brief update

On the motion Cllr Tyrer, seconded by Cllr Mackinnon, it was
RESOLVED – for Cllr Westby, Cllr Tyrer and Town Clerk to meet with Breckland and key Stakeholders to agree and report back to ATC for tender.

072.23) Attleborough Queens Road Cyprus Road PEDX – Update

The Town Clerk had chased and received an email today to confirm their agreement with Cllrs counter proposal for the option of signals at the option 2 location and will propose the amendment to documents to reflect that.

073.23 Second Public Participation (10 Minutes) - None present

074.23) Items for Next Agenda

ANP

Cemetery Land

Meeting closed 7pm

DRAFT

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

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

6a)

CONSULTATION - HOUSEHOLDER

REFERENCE: 3PL/2024/0122/HOU

PROPOSAL: Proposed erection of single storey Lodge Annexe as overflow accommodation, solely for use by owners and immediate Family and Friends

LOCATION: BESTHORPE: AND ATTLEBOROUGH Cherry Tree Barn Norwich Road

APPLICANT: Mr Raymond Gayne

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:

by email to planning@breckland.gov.uk

Alternatively if you are unable to submit comments electronically please forward your comments in writing by **6th March 2024**, 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 **6th March 2024**. 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.

Note: As this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity for you to comment at appeal stage

: Planning Consultation PC 3PL/2024/0146/HOU

CONSULTATION - HOUSEHOLDER

REFERENCE: 3PL/2024/0146/HOU
PROPOSAL: Front single storey garage extension
LOCATION: BESTHORPE: 147 Besthorpe Road
APPLICANT: Mr Richard Cornwall

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 **12th March 2024**, 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 **12th March 2024**. 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.

Note: As this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity for you to comment at appeal stage

6b)



Breckland
COUNCIL

Attleborough Town Council
Attleborough Town Clerk
Town Hall
Queens Square
Attleborough
NR17 2AF

Our Ref: 3PL/2023/0644/F / 2024
Contact: Planning Technical Support Team
Tel:
Email: planningappeals@breckland.gov.uk
Date: 14th February 2024

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78

Dear Sir/Madam

Site Address: ATTLEBOROUGH - Land North of 4 Atling Way
Description of development: Proposed detached single-storey one bedroom dwelling with new vehicular and pedestrian accesses
Application reference: 3PL/2023/0644/F
Appeal reference: APP/F2605/W/23/3333813
Appeal start date: 13th February 2024

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Breckland District Council .

The appeal will be determined on the basis of **Written Representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw you previous respresentation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

Darren Cryer
The Planning Inspectorate

contactus@breckland.gov.uk
Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE
Telephone 01362 656870 www.breckland.gov.uk

Room
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by 19th March 2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection online (please note that you will need the 4 digit number that follows the planning reference number found at the top of this letter in order to search this appeal) <http://planning.breckland.gov.uk/OcellaWeb/appealSearch> or at Breckland Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE between 9am & 4.30pm.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <http://www.breckland.gov.uk/planningsearch>

Yours faithfully

Planning Technical Support Team

7)

From: Planning <planning@breckland.gov.uk>
Sent: 21 February 2024 09:17
Subject: Breckland Local Validation List

Importance: High

Dear Sir / Madam,

I am writing to inform you of a consultation we are holding regarding the Council's proposal to adopt a Local Validation List.

What is a Local Validation List (LVL)?

This a checklist for applicants to ensure they submit the necessary information, depending on application type, to make an application valid. The list sets out exactly what plans and supporting information is required for each application type. This will speed up the planning application determination process and give applicants more certainty about the costs and type of information required when making their planning applications.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out a number of mandatory national requirements for planning applications, including application forms, fees, ownership certificates and location/site layout plans.

Paragraph 193 of the National Planning Policy Framework (NPPF) requires local planning authorities to publish a list of additional information requirements for applications, which should be proportionate to the nature and scale of development proposals and reviewed on a frequent basis. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question. This is what has been set out in the accompanying LVL.

What are we seeking your views on?

Breckland Council are seeking your views on their draft Local Validation List (LVL), available to view via at <https://www.breckland.gov.uk/planning/local-validation-list>. Responses to the consultation must be submitted to the Council by email to planning@breckland.gov.uk (please title your email 'Local Validation List consultation response'), or you can write to the Council at Planning, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE.

Site developers, consultants and planning agents - We would appreciate your comments on the technical content, ease of use and presentation and comments on the full set of validation checklists.

Residents – What are your thoughts on the information required for householder planning applications, for example residential extensions or conversions. We would appreciate your views on how easy this validation checklist is to use. You also may be interested in looking at the other application types requirements to understand what information applicants may need to provide for larger scale developments in your community.

When to respond?


All responses must be received by no later than the 15th of March 2024.



Any submissions received after this date may not be accepted and consequently not considered. Representations cannot be kept confidential and will be available for public scrutiny, including your name and/or organisation (if applicable). However, your contact details will not be published.

Details of the Council's Privacy Notice can be viewed at www.breckland.gov.uk/planning/privacy.

If you have any queries or questions, then please email these to Planning@breckland.gov.uk.

Kind regards,


Technical Support Officer (Majors Team)
Breckland Council



Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE



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