

ATTLEBOROUGH TOWN COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Thursday 16 April 2009 at 7pm in the Town Hall

Present: Cllrs G Farrow (Chair), S Middlebrook, S Schucroft, V Dale, A Sturt; H Elias (Town Clerk).

1 To receive apologies for absence:

Apologies were accepted from Cllr Mrs B Waters (holiday) and N Keach (work commitment)

2 To accept declarations of interest in items below: None

3 To confirm minutes of the previous meeting. (Matters arising not listed below for information only)

The minutes were agreed and signed.

4 To make observations on the following Planning Applications

i) 3PL/2009/0089/F Applicant: Sainsbury's supermarket Location: Sainsbury's, High Street –
Amendment to plans – revised site access and car park arrangement

Recommendation for refusal as follows:

The amendment does not address the fundamental problems of re-siting the entrance / exit together near the site of the current exit. The committee objects most forcefully and insists its views be given weight and due consideration.

Two further letters of objection from the public were read and the contents broadly agreed with.

The plans are inaccurate:

- i) They do not show the pelican crossing adjacent to the proposed entrance / exit; this means that any delivery lorries or queue of cars wishing to turn right from the direction of the town centre will tail back and block both the pelican crossing and the traffic flow. The road at that place is not wide enough to accommodate a right-turn lane, whereas it widens to the current entrance allowing a right-turn lane to be incorporated at present. The loss of this will be of detriment to traffic flow and pedestrian safety.
- ii) The plans do not show the vehicle entrance leading to the rear of the Post Office which exits onto the road at the same point as the proposed supermarket car park entrance. Large postal vehicles use this entrance frequently and there will be a conflict of movement of large vehicles around the proposed entrance / exit site. This would be dangerous.
- iii) An extra area appears to have been incorporated into the building which is not on the original plans received

Pedestrian safety:

- i) The amendment has removed the pedestrian refuge from between the new entrance / exit lanes to the car park – these will have to be crossed in one crossing by pedestrians. The route is heavily used by school children, parents with young children and the elderly, and removal of the pedestrian refuge will make this extremely dangerous. The refuge should be reinstated and a zebra crossing installed.
- ii) No zebra crossing has been shown at the store end of the car park. A crossing should be incorporated as the amendment now requires all the traffic to pass by the store on entering and leaving the car park and pedestrians / shoppers will be at risk from the volume of traffic entering and leaving the car park.
- iii) Delivery lorries will find it difficult to turn right out of the car park, thus causing traffic jams both inside the car park and on the road outside, adding to the traffic problems in town. They are likely to straddle the incoming lane and cause obstruction and danger to pedestrians.

The transport study provided is totally inadequate:

The premise that a larger store will not attract more shoppers or vehicles and that only non-vehicular access should be considered in the study is flawed and risible. There is no common sense in this and completely misses the larger picture of traffic movements – this means that Breckland Council lacks the relevant information to make a sound decision; approval based on the flawed transport study will have

long-lasting detrimental and unforeseen effects on shoppers and on the town in general. The previous comments on access and safety should be taken into account.

Lack of information:

There is no information about recycling. If recycling is to continue the containers should be sited well away from neighbouring properties to alleviate possible nuisance.

Adverse effect on street scene in a Conservation Area:

The removal of the petrol station will adversely affect the street scene. The existing ironwork should be retained to preserve or enhance the street scene in a conservation area. The ironwork is part of Attleborough's heritage; it is unique and should not be discarded.

Adverse effect on Town Centre Vitality:

The expansion of the store will have a detrimental effect on the well-being of other smaller local businesses and town centre vitality during a time when small businesses are struggling.

The committee objects to this development in the strongest possible terms.

The amendment has not taken previous concerns into consideration and fails to address the issues raised. The amendment does nothing to improve the street scene in a conservation area, the access problems or pedestrian safety. It is an example of a small store being increased piecemeal without proper consideration of the wider implications of large scale development, and several vital pieces of information have been omitted, thus causing any decision reached on the basis of the existing application to be flawed.

Attleborough TC requests that the Development Control Committee and BDC Planning officers make a site visit to ascertain the difficulties of the locality, and that they ensure that they take into account local views and base their decision on accurate locally gleaned information rather than a flawed transport study produced by a distant consultant. Members are scathing that the decision will be taken by those who have no local knowledge and are aghast that Breckland Council can consider recommending approving the plans when the valid concerns of those who live locally have been ignored.

5 To receive correspondence on planning matters

Two further letters of objection regarding the Sainsbury's amendment were noted – see above.

6 To receive information on decisions made by the Planning Authority (Breckland District Council)

None. It was noted that the minutes of Breckland Council's meeting approving the LDF Core Strategy as sound were available in the Clerk's Office.

7 The date of the next meeting was confirmed as Tuesday 28 April 2009 at 7pm.

The meeting closed at 7.50pm

Chair: