

ATTLEBOROUGH TOWN COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Tuesday 10 November 2009 at 7pm in the Town Hall

Present: Cllrs G Farrow (Chair), V Dale, S Schucroft, J Taylor, S Taylor; B Waters; H Elias (Town Clerk); District Councillor A Stasiak; Mr A Pettifer (Representative of Pelorus Planning & Property Consultancy Ltd)

1 To receive apologies for absence

Apologies were accepted from Cllr K Pettitt (work commitment)

2 To accept declarations of interest in items below

Cllr V Dale and District Cllr A Stasiak declared personal interests in Item 3.
Cllr S Schucroft declared a personal interest in Item 4iii).

3 To receive a presentation from Pelorus on a proposed extension to Fairland House

Mr Pettifer introduced himself and described the proposals. The original house was converted in the 1960s and has been extended. Although it is registered it does not meet current regulations or standards as the rooms are too small, the corridors too narrow, the floor level changes, there is no lift and the kitchen and staff accommodation are inadequate. The proposals are a result of pre-application meetings with Breckland. The extension to the rear would be two-storey, with the upper storey within the eaves, and it would double the size of the accommodation. The smaller rooms in the original house could be used for a nursing station, pharmaceutical stores and visiting services. Units would be single occupancy, though three rooms were larger and could accommodate couples if required. The walled garden would be secure and would retain any mature planting. Windows would overlook neighbouring gardens. The house is in a conservation area, but is not a listed building.

Councillors expressed concerns that the proposals would be overdevelopment of the site, out of proportion in the conservation area, that the rear extension should be single storey, not two-storey, that despite the increase in accommodation there would be no extra parking facilities, that the extension would overlook the neighbours, that other backland development in the area had been refused, that the history of the site should be checked, that the plans shown were not accurate with regard to neighbouring properties, with a block of houses missing.

District Cllr Stasiak left the meeting at 7.20pm.

Councillors would prefer to see more money spent on adapting the original house and less on extending to the rear. The design was not aesthetically pleasing. Concerns were raised regarding light and noise pollution.

Mr Pettifer left the meeting at 7.35pm

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

The minutes were agreed and signed with the following amendments:

Item 4i): 3PL/2009/0604/F Docking Wood – proposed gypsy site: Remove “Objection”. Replace “settlement framework” with “settlement boundary”. Remove resident’s name and replace with “a resident was noted” Add “Councillors requested clarification from Breckland Council on the provision for gypsies / travellers under the LDF”

5 To make observations on the following Planning Applications:

i) 3PL/2009/0836/F Applicant: Ms M Bulley - Location: Land behind Ladbroke's, 1 Church Street – Erection of three flats at the rear. Recommended for refusal as follows: Overdevelopment of the site; backland development; design too contemporary and inconsistent with conservation area; materials not consistent with conservation area; access / egress onto Church Street (1-way system) dangerous and unsuitable for emergency vehicles; insufficient and inadequate parking provision; extra vehicles and

barrier likely to further exacerbate Attleborough's parking and traffic problems; refer to previous site history and planning permissions for adjacent sites. Proposed development not appropriate for site.

Note: inconsistent scale and drawing of plans in close proximity led to confusion amongst members.

ii) 3PL/2009/0999/F Applicant: Mr B C E Seaman - Location: 21 Woodside Park – Erection of single storey extension to front of dwelling. No objections.

iii) 3PL/2009/1002/F Applicant: Mr Bonnar - Location: 44 Cyprus Road - Conservatory to the rear. No objections. Note: Cllr Schucroft declared a personal interest as the application is possibly his partner's family member (Spelling variation of surname)

6 To receive correspondence on planning matters

i) Proposed Planning system changes: article from Sunday Telegraph 01/11/09 outlining Government proposals to create a new organisation, the Infrastructure Planning Commission, in order to speed up planning applications for major infrastructure projects.

ii) Transfer of land document: "Land to the north-east side of Chapel Road" – this is the official description of the green spaces behind 23-25 & 31-33 Cyprus Road, which has been transferred to Attleborough Town Council for amenity use only.

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

The following were granted planning permission:

i) 3PL/2009/0218/F Mr B Fitzgerald, Greenfields, Crows Hall Lane, NR17 1AD – Single storey extension to rear of property

ii) 3PL/2009/0489/F Mr P Stevenson, 12 Thieves Lane, NR17 2HR – Extension to front lounge & UPVC conservatory to rear garden

iii) 3PL/2009/0790/F Mr S Gray, Crosslands, Deopham Road - Extension to bungalow & garage and alterations to vehicle access to include walls and a 5-bar gate.

iv) 3PL/2009/0825/F J T Large & Sons, 2/3 Edenside Drive – Change of use from shops to A2 office

v) 3PL/2009/0892/F Mr J Haynes, 16 High View Drive, NR17 1EZ – Ground Floor rear extension to dwelling

vi) 3PL/2009/0865/F Mr N Williams, 34 Dodds Road, NE17 2HH – Extension to existing bungalow & convert existing garage to additional living space

The following was refused planning permission:

i) 3PL/2009/0789/F Mr D Cuthbert, 19 Woodside Court, NR17 2JT – Erection of wooden gazebo to front of property – **Retrospective**

The following were noted:

i) Breckland District Council - LDF Core Strategy & Development Control Policies – the document will be put for approval to Cabinet on 8 December and to Breckland Council on 17 December.

ii) Sale of industrial premises in Attleborough by Breckland Council – no further information was forthcoming from Breckland as the information was considered to be commercially sensitive.

iii) Contract for delivery of Snetterton Utilities – Inventa are considered to be the only consultancy in the UK who specialise in the procurement of sustainable energy and utility partners, to offset the capital and ongoing management risks associated with large scale energy and utility infrastructure.

iv) Parish Grouping Consultations: Although both Attleborough Town Council and Besthorpe Parish Council requested that they not be grouped together for S106 purposes, Breckland have grouped the two parishes together. Funds collected in Besthorpe will be prioritised to delivering open space schemes in Besthorpe. However, where it is not possible to deliver such a scheme in Besthorpe contributions could be made to enhance and maintain facilities in Attleborough.

8 The date of the next meeting was confirmed as Tuesday 24 November 2009 at 7pm

The meeting closed at 8.30pm

Chair: