

**Planning Regulatory Committee
Minutes of the Meeting Held on Friday 15 July 2016
at 10am in the Edwards Room, County Hall**

Present:

Mr M Sands (Chair)

Mr S Agnew
Mr M Baker
Mrs J Chamberlin
Mr A Dearnley
Mr C Foulger (Vice-Chair)
Mr A Grey

Mr J Law
Mr B Long
Mr W Northam
Mr W Richmond
Mr J Ward

1 Apologies and Substitutions

Apologies for absence were received from Mr S Askew (Mr W Richmond substituted); Mr B Bremner; Mr D Harrison; Mr T Jermy; Ms E Morgan (Mr A Dearnley substituted); Mr E Seward; Mr M Storey (Mrs J Chamberlin substituted) and Mr A White.

2 Minutes from the meeting held on 10 June 2016

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on Friday 10 June 2016 were agreed as a correct record by the Committee and signed by the Chair.

3 Declarations of Interest

There were no declarations of interest.

4 Urgent Business

There was no urgent business.

Applications referred to the Committee for Determination:

- 5 Breckland District Council: Y/3/2016/3004 : Attleborough: New 630 pupil primary school and associated external works and a standalone 52 place nursery building. Director of Children's Services.**

- 5.1 The Committee received the report by the Executive Director of Community and Environmental Services seeking planning permission for the construction of a new 630 pupil primary school, associated external works and a standalone 52 place nursery building in Attleborough, Norfolk.

- 5.2 The following points were noted during the presentation of the report:
- 5.2.1 Since the publication of the report, a response had been received from the Environment Agency confirming that they had no objection to the application.
- 5.2.2 Mr A Byrne, the Local Member for Attleborough Division which covered the proposed site, had confirmed he was in full support of the application.
- 5.3 In response to questions from the Committee, the following points were noted:
- 5.3.1 Reassurance was given that Conditions 12.20 (Traffic Management Review) and 12.21 (Review of Existing School Travel Plan) had been included to monitor traffic. It was also confirmed that funding had been allocated to carry out the review when required.
- 5.3.2 The site was not within the Internal Drainage Board watercourse area (IDB) as the IDB was located on the opposite side of the A11.
- 5.3.3 The site drainage scheme had not yet been determined and would need to be approved by the Local Planning Authority before any development commenced.
- 5.3.4 The allocation of car parking spaces had been based on the information submitted by the applicant and was consistent with the adopted parking standards. It was confirmed there were sufficient spaces for the proposed number of staff.
- 5.3.5 The details of the solar panels which would be used had not yet been determined. The Committee was advised that at least ten per cent of the energy needed would be attained through renewable sources, in this instance the use of solar panels.
- 5.3.6 Some members expressed disappointed that no provision had been made in the application to collect and reuse rainwater.
- 5.3.7 The application for a new school formed part of a comprehensive development scheme in Attleborough. Permission had been granted by Breckland District Council to build 788 new homes in the town and in order to accommodate the number of new houses and the projected number of school places required, the infant and junior schools had been split to form two new schools.
- 5.3.8 Details of the scheme for provision of a school time 20mph speed limit on London Road together with the details of the pedestrian crossing would need to be agreed with the County Planning Authority in consultation with the Highway Authority.
- As part of the approved housing development, Taylor Wimpey was obliged to narrow the carriageway on part of London Road, near the housing site, install crossing islands and keep clear markings, as well as installing a 30mph speed limit and providing a shared cycle/footway.
- 5.3.9 Pedestrians would be able to access the school via London Road into the main entrance of the school as well as through a pedestrian access from the Taylor Wimpey

housing development.

- 5.3.10 Buff facing bricks would be used to construct the building, with glazing and powder coated aluminum panels and guttering and a metal roofing system. Details of some materials still needed to be agreed and this would be done by the County Planning Authority in consultation with the Chairman and Vice-Chairman of the Committee.
- 5.3.11 Pedestrians would be able to travel between the main school and nursery without having to leave the site.
- 5.4 Ms Lucy Wayman the Headteacher at Attleborough Infant School addressed the Committee in support of the application, particularly about the demand for school places in Attleborough, the inadequacies of existing provision and how important the new school was to future education provision/attainment.
- 5.5 The following points were noted in response to questions from the Committee:
 - 5.5.1 The site would be available for community use when the school was closed and the Committee was reassured that the classrooms would be locked when the school was not being used.
 - 5.5.2 It was hoped that the development would commence in September 2017 with the school opening early 2018.
- 5.6 Upon being put to the vote, the Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:
 - i) Grant planning permission subject to the conditions outlined in section 12 of the report and a Section 106 Legal Agreement in respect of linking this site to the employment application approved by Breckland District Council. The legal agreement will require the employment land to be available and marketed for sale for a one year period following commencement of development of the school site, unless otherwise agreed with Breckland District Council.
 - ii) Discharge conditions (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
 - iii) Delegate powers to officers (after discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.
- 6 **Borough Council of King's Lynn and West Norfolk: Y/2/2016/2001: King's Lynn Fire Station, Kilhams Way, King's Lynn, Norfolk, PE30 2HY: Provision of additional car parking for non-operational staff and visitors to site: Norfolk Fire and Rescue Service.**
- 6.1 The Committee received the report by the Executive Director of Community and

Environmental Services seeking to utilise an area of grassland located off Jeffrey Close, King's Lynn to provide 29 parking spaces for non-operational staff and visitors to the King's Lynn Fire Station.

6.2 During the presentation of the report, the following points were noted:

6.2.1 Condition 12.5 (submission of an Arboricultural Method Statement) would be deleted as a satisfactory Arboricultural Method Statement had now been received.

6.2.2 As details of how the surface water from the development would be disposed of had not yet been determined, condition 12.7 (Full details of the proposed soakaway system for the disposal of surface water from the development) would remain.

6.3 The following points were noted in response to questions from the Committee:

6.3.1 Norfolk County Council owned the area of grassland next to the existing fire station.

6.3.2 There was no information within the planning application to identify how frequently the interceptor would be maintained or cleared.

6.3.3 Non-operational staff and visitors currently parked on the operational drill area, therefore the additional spaces would allow non-operational staff and visitors to park elsewhere on the site, allowing the drill area to be utilised. There would be no provision for public car parking. The use of the car park would be restricted as confirmed in condition 12.3.

6.4 Upon being put to the vote, the Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:

- i) Grant planning permission subject to the conditions outlined in section 12 of the report.
- ii) Discharge conditions (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
- iii) Delegate powers to officers (after discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.

The meeting ended at 11.05am.

CHAIRMAN



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