

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE 2 JULY 2007

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Nick Moys, Principal Planning Officer (Major Projects))

ATTLEBOROUGH: PROPOSED RESIDENTIAL DEVELOPMENT, WESTHOLME, STATION ROAD

APPLICANT: Mr R G Bales

REFERENCE: 3PL/2007/0246/F

DEFERRED ITEM

1. This report concerns a planning application for the redevelopment of an existing residential property on Station Road, Attleborough, for 15 flats. The application was due to be heard by Committee on 11 June 2007, but was deferred in order to allow discussions in relation to noise and design.
2. Further consideration has now been given to the Noise Assessment Report submitted in support of the planning application. This Report acknowledges that current noise levels from traffic on Station Road and from the poultry processing plant opposite are relatively high and could be expected to give rise to complaints. Various measures are proposed to reduce noise levels with the proposed flats, including acoustic screening and acoustically attenuated ventilation systems. The Council's Environmental Health Officer considers that subject to these measures being implemented, future residents of the development would not be subject to unreasonable levels of noise and disturbance. It should also be noted that action is currently being taken independently to require noise levels from the poultry plant to be reduced.
3. Amendments have also been made to the design of the proposed buildings, following further discussions with the applicant's architect. It is considered that these amendments will enhance the appearance of the development.
4. **RECOMMENDATION:** It is recommended that planning permission be granted subject to conditions relating to materials, access, parking, cycle storage and ground investigation.