

Minutes of the ON-LINE Executive Meeting of Costessey Town Council held on Thursday 18 February 2021 at 7pm

Present: Cllrs D Burrill (Chairman), J Amis, M Bedford, G Blundell, G Dole, T East, S Hannant, G Jones, S Jones, L Glover, T Laidlaw, J Newby, P O'Connor; H Elias (Town Clerk). Five members of the public including four representatives of planning consultants on behalf of Aldi.

TO RECEIVE APOLOGIES

078/21: None. No apologies were received from Cllr I Alam

TO RECEIVE DECLARATIONS OF INTEREST

079/21: Cllr T East declared an "other" interest in the application as he is the County Councillor for Costessey

080/21: Cllr T Laidlaw had been lobbied, and declared an "other" interest in Planning and advised he would listen to the views of Costessey Town Council but would remain open to further information or views prior to voting on an application at DMC.

TO MAKE RECOMMENDATIONS ON PLANNING APPLICATIONS, AND RECEIVE INFORMATION ON APPEALS & OTHER PLANNING MATTERS

081/21: a) Planning applications for consideration:

i) **2021/0082:** Aldi Store Ltd - Commercial Units East of William Frost Way - Demolition of existing buildings and redevelopment of site to provide a retail food store (Class E) and associated car park, access, servicing and landscaping with new access road to serve food store and land to the rear:

The Aldi representatives gave a presentation, then answered questions. Projections and forecasts had been based on the new store in Hall Road. The site was a brown field site laid to concrete. "Planning gain" would include the relocation of the southbound bus stop with an additional shelter and a 7.5m access road onto the site which would improve access for the recycling business located beyond the proposed Aldi store. Aldi did not expect to upgrade the pedestrian crossing at Wm Frost Way.

Comment: It was pointed out that Aldi were proposing to build in the area designated for industrial / employment use rather than retail, and queried the positioning of a food store adjacent to a recycling plant. The request from the Lead Local Flood Authority (LLFA) for a Flood Risk Report was noted. Queries were raised as to why a second exit onto Ernest Gage Avenue had not been incorporated to allow safer access to William Frost Way and the Longwater Interchange; the response given was that Ernest Gage Avenue was a private road and the differential in levels was too great. Councillors questioned why Aldi was not prepared to upgrade / relocate the pedestrian crossing over Wm Frost Way, especially given the guidance from Norfolk CC Highways that a crossing was required to be built before opening. The developers' response, that they expected the Wm Frost Way crossing to be upgraded shortly as part of the Easton development - so they had agreed not to open the store before then, was considered to be unrealistic. The Easton development had not started and S106 provisions were likely to be provided at the end of the build phases rather than at the start. Concerns were expressed that the exit splay onto Wm Frost Way, although wider, would have limited visibility, especially if a bus was travelling up the hill and it would be dangerous for vehicles to cross to the outer lane to access the bridge over the A47; this is also the case with vehicles leaving the Next Plc site on the southern side of the bus stop and crossing the carriageways to cross the bridge. It was noted that the TK Maxx application (subsequently withdrawn) had required the provision of a crossing, and that Next Plc had agreed to pay £60,000 for speed calming mitigation measures in West End as part of

their application, so Aldi should expect to contribute to the local road infrastructure as it would likely be a popular store with increased traffic movements.

An amendment that the crossing should be installed by Aldi was defeated.

RESOLVED TO RECOMMEND APPROVAL WITH THE CONDITION THAT the crossing was to be built on William Frost Way before the store opened, and that measures must be put in place to upgrade the northern roundabout at the Longwater Interchange (by Macdonald's at the top of William Frost Way) to cater for the increase in traffic.

The representatives of the planning consultancy were thanked for attending and for providing information and explanations.

082/21: THE DATE OF THE NEXT FULL COUNCIL MEETING was confirmed as Tuesday 23 February 2021 at 7pm via Zoom

083/21: The meeting finished at 8:10pm

Chair:

Date: