

Planning Applications Committee Meeting held on Monday 8th February 2021, held virtually via ZOOM commencing at 7.30pm, when there were present:

Mr Wilson-Town in the Chair

Mrs Brenda Clarke
Mrs Linda Barrington-Smith
Mrs Janet Latchford
Mr Steve Matthews
Mrs Pauline Mooney

Mrs Sandra Parkinson
Mr John Pennells
Mr Peter Savage
Mrs Maria Temple
Mrs Judy Tyler

Also present: County Councillor Clancy, District Councillors Karimi-Ghovanlou and Kelly, Clerk and Assistant Clerk and 3 members of the public.

Apologies for absence None.

Declarations of Interest – Mrs Temple and Mr Pennells reminded the meeting that they were members of the District Council's Standards Committee.

The Minutes of the Meeting on 25th January 2021 were confirmed and signed.

Report Item - Greater Norwich Local Plan Regulation 19 Publication had been circulated to all Councillors. Taverham Parish Council had already commented on sites and locations on the draft GNLP, any additional comments to be discussed at the next Planning Meeting on the 22nd February.

Matters Arising - None

The Meeting was advised of the District Council decisions on previous applications:

20202217. Solus, 63 Nightingale Drive, Taverham, NR8 6TR. Two storey side extension – FULL APPROVAL

20202338. 7 Isbets Dale, Taverham, NR8 6XA. Erection of detached garage – FULL APPROVAL

The following new Applications were considered:

20210116. Land between 73 & 91 Taverham Road, Taverham. Development of a self-build home, garage and garden and associated works. Permission in Principle. The Chairman gave the Meeting a presentation of the proposal and discussed and referenced it to the Taverham Neighbourhood Plan, TNP Policy 1, TAV2, TAV3 and TAV10. Material considerations should be taken into account when commenting on this proposal.

Councillors made the following comments:

- Concern was raised that if permission was granted for this proposal for one dwelling that additional applications could follow for more dwellings on the plot and that this

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could set a precedent for development to the south side of Taverham Road. It was felt that planning in principle was unusual for this type of application and if approval was granted for the area shown in red on the application this would not define the number of dwellings to be considered

- Concern that the proposal was outside of the development line and that valuable agricultural/arable land would be lost.
- It was felt that this proposal would impact on the bio-diversity corridor with the connectivity of other local woodland areas.
- The application stated that area in blue may be offered to local children for agricultural land use and concern was raised as to the additional traffic on the bridleway to access this.
- Broadland District Council previously stated that no additional dwellings to be South of Macks Lane and in the call for sites in the Greater Norwich Local Plan, other areas South of Taverham Road had not been suitable due to the close proximity to the Wensum Valley.
- There is material evidence that there was opportunity for other more suitable self-build sites in other areas in Taverham
- Concern was raised as to the safety and width for vehicles to access to the plot via the existing single carriage bridleway which was often used by pedestrians. It was felt that it could be difficult to exit onto Taverham Road due to the gradient and the poor visibility. It was noted that no comments had as yet been received from Highways.
- A previous application for an extension at 73 Taverham Road had received approval and construction traffic access was requested from Costessey Lane. It was noted though that this was an extension to an existing dwelling not a new build.

Objections had been received from neighbouring properties and residents of Taverham, these had been circulated to all Councillors prior to the Meeting

OBJECTION – Due to the proposal being outside the development/settlement area, residential use and loss of agricultural land and that there was opportunity for other more suitable self-build sites in other areas in Taverham - **Unanimous**

20210117. Taverham Garden Centre, Fir Covert Road, Taverham, NR8 6HT. Details of matters reserved following grant of outline planning permission 20171782, including appearance, landscaping, layout and scale. Reserved Matters. The Chairman discussed the proposal with the Meeting. It was felt that the design of the new junction with Fir Covert Road and Fakenham Road should be included with this application and the junction improvements should be completed before the supermarket opens.

NO OBJECTION - Unanimous

20210126. 248 Fakenham Road, Taverham, Norwich, NR8 6QW. First Floor Extension & Front Porch. It was felt that the property could easily accommodate the proposal.

NO OBJECTION – Unanimous

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20210153. 56 Victoria Road, Taverham, NR8 6NR. Single storey rear and side extension. Front Porch. Garage reduction. It was noted that there was no vehicular access to the garage once the side extension had been constructed.

NO OBJECTION - Unanimous

20210164. 17 Saint Edmunds Rise, Taverham, NR8 6PA. Proposed rear extension and replacement garage. The proposal was to remove the existing rear extension and garage and replace with a larger extension with an attached garage to the side.

NO OBJECTION – Unanimous

Signed

Date