

Planning Committee Meeting held on Monday 24 May 2021, in the Main Hall in Taverham Village Hall commencing at 7.30pm, when there were present:

Mr Chris Wilson-Town in the Chair

Mrs Brenda Clarke
Mr Andrew Harris
Mr Ben Knights
Mrs Janet Latchford
Mr Steve Matthews

Mrs P Mooney
Mrs Sandra Parkinson
Mr Peter Savage
Mrs Judy Tyler

Also present: District Councillor Karimi-Ghovanlou, Clerk and RFO.

Apologies for absence were received from Councillors Barrington-Smith and Temple as they had prior commitments.

Declarations of Interest – None

Marriott's Park: To receive update from working party and to agree any recommendations

Plans for the proposed open spaces had been circulated to councillors prior to the meeting and hard copies were given to councillors to view at the meeting.

It was noted that it had been requested that the surface of the car park at the proposed allotments should be environmentally friendly and not concrete. Soil samples would be taken and, should the quality be deemed unacceptable, top soil would be brought in. It was expected that the allotment land would be made available toward the end of 2023.

The central area of the plans concentrated on community provision. Councillors were disappointed to learn that it was unlikely that a new surgery would be built as there had been no interest from the local health authority. Despite this, it was requested that space/adaptable buildings be allocated for "health" provision, eg physiotherapist, podiatry etc, as this would be beneficial to those who would be living in the proposed assisted living units. It was noted that policies within the Neighbourhood Plan were very supportive of this request.

Councillors were reminded that it had been requested that users of Marriott's Way were not to have priority over cars at the crossing with the spine road. The spine road would be tree-lined to reduce traffic speeds. The working party continued to pressure the developer to build the spine road in its entirety from commencement of development. It was possible that the road construction could start from both ends at the same time. Foot/cycleways were included to improve connectivity. An entrance/exit for emergency vehicles only would be created at the roundabout on the Broadland Northway at Fir Covert Road. It was suggested that Broadland District Council be approached to request that the Thorpe Marriott Greenway be extended to run through the tree belt behind Isbets Dale/Broom Close to improve footpath links to the supermarket development at Fir Covert Road.

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Councillors requested clarification from Scott Properties with regard to the foot/cycleway proposals on the boundary of the development as a pedestrian only path was preferred to keep pedestrians safe. Connectivity would be improved by opening up a foot/cycle way from the development to Felsham Way.

A site for sports provision was allocated next to Hinks Meadow. The proposed MUGA had been relocated from the school site to the sports site for the parish council to take ownership and manage. Scott Properties had suggested building changing rooms at the sports site but councillors considered them unnecessary. The Parish Council needed premises for council offices and a meeting room, and the land offered for sports would be an ideal location as it was not covered by a Deed of Dedication, it was easily accessible and would assist in integrating the new development into Taverham North. A purpose built council offices building would offer the council the space to accommodate a potential growth of the staffing team and additional councillors. A car park at this location would also be required.

The committee was keen to retain as many of the existing hedges as possible and wanted to have more information about what the central park land and green corridors would look like. It was commented that layered maps and a model of the development would make the plans easier to understand. Councillors requested that Scott Properties met with the committee prior to the consultation period commencing.

The Meeting closed at 9.20pm

Signed

Date