

Planning Applications Committee Meeting held on Tuesday 6th September 2021, in the Main Hall in Taverham Village Hall commencing at 7.30pm, when there were present:

Mrs Pauline Mooney in the Chair

Mrs Brenda Clarke
Mr Ben Knights
Mr Andrew Harris

Mrs Janet Latchford
Mrs Maria Temple

Also present: Mr Martin Scott and Mr Richard Winsborough (Scott Properties), District Councillors Karimi-Ghovanlou, Clerk and Assistant Clerk and 1 member of the public

Apologies for absence were received from Councillors Wilson-Town and Barrington-Smith and County Councillor Kelly.

Declarations of Interest – None.

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

The Meeting was shown plans showing two variants for the MUGA's. Variant A showed the 3G MUGA and hard surface MUGA the same size, Variant B showed a larger 7v7, 3G MUGA and a smaller hard surface MUGA area. Scott Properties would be paying approximately £235,000 towards the MUGA's leaving TPC to find up to approximately £150,000 to complete the 3G MUGA. This would be covered by CIL contributions. The Meeting **unanimously agreed** to Variant B as it would be easier to rent out a larger 7v7, 3G MUGA.

There had been discussions regarding the location of the Parish Council Office and parking spaces; the working party had felt that 20 parking spaces as shown on the plans was not sufficient. Martin Scott showed Councillors the revised plans with the office relocated next to the MUGA's in the bottom left corner with carparking adjacent. The number of parking spaces had been increased to 30. Martin Scott advised that it was an indicative plan and that Taverham Parish Council would be funding the Parish Council Office and car parking spaces. The 106 obligation was for the transfer of land to the Parish Council, access to services and a financial contribution towards the MUGA's. The Meeting **unanimously agreed** to the position of the office, additional parking spaces and for the office and MUGA to be built at the same time to reduce disruption.

A pathway was proposed to run adjacent to the rear gardens of Hinks Close which would provide connectivity between the sports areas, this would require lighting. Scott Properties lighting contractor was looking into designs of lighting and it was suggested that this would be timed lighting to go off when the sports areas would be locked each evening. The Clerk advised that the land was subject to a Deed of Dedication with Fields in Trust in perpetuity and that permission was needed for any changes to use of the land. The Meeting **unanimously agreed** to the pathway and lighting if permission was granted by Fields in Trust.

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The Meeting was shown plans for the proposed allotments. Scott Properties was to supply water, fencing, gates, carpark, electricity and a fruit tree for each allotment. Martin Scott advised that the allotments would be part of phase 1 and it was hoped that the allotments would be ready for the end of 2024. Scott Properties reminded the meeting that they would be importing top soil to improve the quality of the soil prior to the Council accepting the land. The Meeting **unanimously agreed** with the plans and what would be supplied at the allotments.

Martin Scott went through the masterplans with the Meeting. Discussion was made as to the Community Hub. The Clerk had asked the following questions to the Director of People and Communities at Broadland District Council regarding the Community Hub and had received the following responses:

Can you confirm that there will be a 2FE school with a drop off point and sufficient parking for all staff, when do you anticipate for this to be provided? *No reply at this present time.*

Will there be provision for doctors' surgery? *There is general support for a replacement Doctors' surgery, in recognition of existing capacity issues and the needs of a new community. The principal decision will be made by the NHS working with the CCG, the PCN and the local GP surgery in Sandy Lane. Any planning application, which is subject to public consultation, will determine the location, size and design of any building. The existing Taverham practice is keen to explore the option to relocate as its medical and clinical services are currently stretched. Their services are likely to be further stretched in future without a re-site.*

Will there be provision for dentist? *As of yet we have had no engagement on any dentistry provision, and to my knowledge the CCG have not indicated any issues or concerns with existing provision.*

Will there be provision for a wider range of health care facilities in the community hub, if so, what will they be? *We are exploring interest from a wider set of NHS services, but any specifics will take time to work through.*

What other facilities will go in the community hub? *As mentioned, we are talking to a number of partners about their interest in the concept of a hub, including wider health provision, community and voluntary sector offers and other statutory bodies. And as a council we would be keen to see the offer to the new and existing community to provide as complete and holistic a service offer as possible.*

Who will own the building and maintain it? *No comment from Broadland District Council but the Meeting agreed that taking over ownership of the community building was too ambitious for the Parish Council and it would be best to be owned by another organisation.*

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Who will run the building? *The Council is currently looking at all options of ownership and will pursue the ownership model which enables the best solution for the community.*

Martin Scott confirmed that he had had a meeting with Broadland District Council to discuss supporting the funding of the link road which would run through the whole development. This would be repaid by developers at a later date and it was hoped the road would be in place as soon as possible in the development which would also help facilitate the school and community hub.

Scott Properties hoped to submit plans for Planning Permission in October/November 2021 and Councillors were advised that it could take up to 1 year for permission to be granted. It was intended for work to start on site in late 2023.

Councillors Mooney, Karimi-Ghovanlou, Latchford, Temple, Harris and Clarke agreed they would attend the consultation which would be taking place on the 21st September at Hinks Meadow to answer any questions on the sports/office area.

Signed

Date