

Planning Applications Committee Meeting held on Monday 10th January 2022, in Suite 2 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 Pauline Mooney

Mrs Sandra Parkinson
Mr Peter Savage
Mr Nich Starling
Mrs Maria Temple
Mrs Judy Tyler
Mr Tony Yousefian

Also present: District Councillor Karimi-Ghovanlou, County Councillor Clancy, 14 members of the public, Clerk and Assistant Clerk.

Apologies for absence were received from Councillor Barrington-Smith.

Declarations of Interest – Councillors Savage and Yousefian declared a personal interest in 20212201 and would not vote on this application. Councillor Tyler had already made a personal comment on 20212201 and would not vote on this application.

The Minutes of the Meeting on 6th December 2021 were confirmed and signed.

Report Item – None

Matters Arising – None

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

None

The following new Applications were considered:

20212159. 108 Lloyd Road, Taverham, NR8 6LN. Two storey rear extension. Replacement roof. Access to the rear garden had been maintained.

NO OBJECTION - Unanimous

20212172. 18 Mills Close, Taverham, NR8 6QX. Single storey rear extension.

NO OBJECTION - Unanimous

20212196. Eastgate, Taverham Park Avenue, Taverham, NR8 6TB. Repositioning of existing willow fence and extend.

NO OBJECTION - Unanimous

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20212209. Land adjacent The Orchard, Scotch Hill Road, Taverham, NR8 6LB. Erection of house, garage and ancillary works. The site had a lapsed planning consent for the erection of 2 dwellings under reference 20171798, the new proposal was for 1 dwelling. The proposed dwelling was on a large site with good access. The design and access statement addressed any impact on neighbouring properties.

Concern was raised as the plans showed a septic tank which was originally used for a neighbouring property and which would be covered by the new property. There was no information as to whether this would still be in use or was being removed.

The Chairman requested to defer from making a decision on this application until clarification on the septic tank was received.

20212127. 55 Taverham Road, Taverham, NR8 6SE. Conversion of bungalow into house, raised decking area and outdoor area. The proposal was for a first floor extension to create 4 new bedrooms with Juliette balconies to the rear with revised room layout on the ground floor.

The applicant attended the meeting and advised that the property was set back from neighbouring properties and the balconies would only overlook neighbouring gardens. The proposed plans had been drawn up to reduce potential overshadowing to neighbouring dwellings.

An objection had been received from a neighbouring property as they felt the proposal was intrusive, would overshadow neighbouring properties and privacy issues.

NO OBJECTION – 13 For and 1 Abstention

20212201. 151 Taverham Road, Taverham, NR8 6SG. Demolition of existing dwelling and erection of 4 dwellings. The meeting was advised of the application and the following comments were raised:

- The application made reference to the adopted Taverham Neighbourhood Plan: -
TAV10 – protection of important public views – this proposal does not adversely affect any of the views
TAV8 – visual and scenic river Wensum green corridor – proposal not within corridor
TAV3 – design layout – useable garden space
- South side of Taverham Road predominantly linear, but there are at least 3 large dwellings to the rear of other properties.
- County Councillor Clancy has already requested for this application to be called in.
- Councillor Latchford felt that this proposal could set a precedent and advised that Taverham Parish Council had recently objected to a dwelling at the other end of

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Taverham Road. It was felt that 4 dwellings on this site was too many. An oak tree on the site restricts the vision along Taverham Road and could make access from the site to Taverham Road dangerous and that no access, even for pedestrians, onto Macks Lane should be granted.

- It was felt that development should not take place outside the Taverham Development Line.

The Applicant addressed the meeting and showed larger plans of the site to clarify those which were available on the planning portal. He advised the application had followed the Taverham Neighbourhood Plan, Highways had been consulted and traffic calming measures on Taverham Road were proposed.

The Agent for the application advised that the proposal was an outline application and scale, detail and position would follow at a later date.

Objections had been received from the local community and had been submitted on the planning portal. Copies of comments received had been circulated to all Councillors prior to the meeting.

Residents of Taverham Road attended the Meeting and objected to the application on the following grounds:

- Part of the development was outside the Development Line.
- The four plots had been put into the corners of the site and the whole site was not being well used.
- Visibility onto Taverham Road was very difficult.
- Due to the undulating nature of the plot, plot 3 would sit higher than neighbouring area and the adjacent property
- The plots at the rear would overlook neighbouring properties and Macks Lane.

Councillor Latchford proposed, seconded by Councillor Starling to object to this application as part of the development was located outside the Development Boundary Line.

OBJECTION – 4 For, 2 Against and 3 Abstentions

Signed

Date