

Planning Applications Committee Meeting held on Monday 08th July 2024, in Suite 2 in Taverham Village Hall commencing at 7.30pm, when there were present:

Mr Nick Dack in the Chair

Mrs Linda Barrington-Smith
Mrs Brenda Clarke
Mrs Jo Ellis
Mr Ben Knights

Mrs Janet Latchford
Mr Steve Matthews
Mrs Sandra Parkinson
Mr Tony Yousefian

Also present: Lewis Matthews (Bidwells), Iain Hill (Bidwells), Kerrie Farnan (Zatu), District Councillor Karimi-Ghovanlou, Assistant Clerk and RFO.

Apologies for absence: None

Declarations of Interest: None

The Minutes of the Meeting on 24th June 2024 were confirmed and signed.

Report Items: None

The Meeting was advised of the District Council decisions on previous applications:
None

Pre-application presentation. Site off Fir Covert Road, Taverham. Bidwells had been instructed as the agent on behalf of Zatu Ltd who were looking to bring forward a planning application that sought planning consent for the development of a warehouse, offices and commercial space for start-up businesses. Zatu were an online retailer, selling both board games and computer games, and are currently located in Bowthorpe but would like to move closer to where the organisation was previously based.

Kerry Farnan from Zatu addressed the Meeting and gave a brief background history of the company. Zatu currently employs 50 staff but this could grow to 100-150 employees over the next 5 years. Existing employees were mostly based in Taverham and it was hoped that this would give a lot of local employment possibilities.

Lewis Matthews from Bidwells gave a presentation of the proposal to the Meeting. The proposal would be phased, starting with the warehouse development. The business just distributes products and no manufacturing would take place on the premises. Large vehicles would arrive and depart premises approximately 2-3 times a day and staff would work shift patterns as and when required. The height of the warehouse would be approximately 16m. Ecologists were working on a wildlife and ecological plan for the site and Highway Engineers would be consulted to design the best access to the site. Zatu commented that they preferred to move to a site which the company owned rather than continue to rent space, and that there was not sufficient land available for their plans at the sites which had been allocated in the GNLP.

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Taverham Parish Council noted:

- The proposed site is outside the development boundary and had not been allocated for employment purposes in the recently adopted GNLP.
- The Lidl site is a total of 13.83 acres with the majority of it being undeveloped.
- The proposed site is a total of 12.73 acres.
- Policy TAV 12 states: Proposals for the development of new employment uses, including as part of mixed use development, will be supported in sustainable locations within the Plan area where there are no adverse impacts on local amenities, in order to encourage new local employment opportunities.
- Proposals for larger/new employment generating uses will be directed to (these) existing employment sites where there is good access to the Broadland Northway. (The sites allocated are Beech Avenue Business Park, Longs Business Centre, and Fir Cover Road (North & South)).
- The proposed site falls outside the boundary of the Fir Covert Road south site but could be considered acceptable due to the proximity of the NDR, thus reducing the potential for increased traffic movements through the residential areas of Taverham and lessening the impact at the traffic light controlled junction with Fakenham Road and Beech Avenue. However, although there are plans to build a care home on the Lidl site, no permission has been granted at this time and no proposals have been received. Councillors may consider that this site should be developed to its full potential before any other sites for employment are approved.

The following new Applications were considered:

- 2024/1721. Garfield Bungalow, Fakenham Road, Taverham, NR8 6HR. Demolition of an existing dwelling and erection of 2 no self-build dwellings.
RESOLVED – No objection

Signed

Date