

Planning Applications Committee Meeting held on Monday 8 September 2025, in Suite 2 in Taverham Village Hall commencing at 7.30pm, when there were present:

Mr Tony Yousefian in the Chair

Mrs Brenda Clarke

Mrs Jo Ellis

Mr Ben Knights

Mrs Janet Latchford

Mr Steve Matthews

Mrs Sandra Parkinson

Also present: District Councillor Clancy, County Councillor Kelly, 26 members of the public, Clerk and Assistant Clerk.

Apologies for absence: District Councillor Karimi-Ghovanlou and Councillor Barrington-Smith.

Declarations of Interest: None

The Minutes of the Meeting on 11 August 2025 were confirmed and signed.

Report Items: None

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

- 2025/1957. Nirvana House, Fir Covert Road, Taverham, Norfolk, NR10 4DT. Garage conversion into 1 bedroom annexe – Approval
- 2025/2149. 76 Laburnum Avenue, Taverham, Norfolk, NR8 6JZ. Single storey rear extension - Approval

The following new Applications were considered:

- 2025/2434. 11 Breck Farm Lane, Taverham, Norfolk, NR8 6LR. Proposed rear extension and porch with change to render, roof tiles and fenestration colour/materials. **RESOLVED** – No objection
- 2025/2449. 73 Saint Walstans Road, Taverham, Norfolk, NR8 6PF. Single storey rear extension. **RESOLVED** – No objection
- 2025/2531. Land Between Fir Covert Road and Reepham Road, Breck Farm Lane, Taverham, Norfolk. Submission of Reserved Matters pursuant to outline planning permission re. 20220455 Phase NH1 On behalf of Norfolk Homes Ltd. Appearance, scale, landscaping, and layout for 188 no. dwellings, roads, and associate works. The Meeting was advised of the application and the following comments were made:
 - Affordable housing was grouped in separate clusters which did not align with Taverham Neighbourhood Plan Policy TAV2: Housing mix
 - Some parking areas were disconnected from dwellings which would not align with Taverham Neighbourhood Plan Policy TAV7: Parking
 - The Designing out Crime Officer did not support the application in its current form as it would not comply with the Secured by Design Initiative resulting in the application not adhering to Taverham Neighbourhood Plan Policy TAV3: Well-designed new development, section g) Conform to the 'Secured by Design' principles to create and maintain a safer community and reduce crime and disorder

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- Only market value homes, but not affordable homes, would have Photo Voltaics (PVs) fitted. This complied only partially with Taverham Neighbourhood Plan Policy TAV3: Well-designed new development, section i) include features that allow for increased energy efficiency performance and renewable energy provision.

RESOLVED – Objection on the grounds listed above

Further to the above objections, the following comments were made:

- It was requested that Taverham residents were made a priority for eligibility for social housing and for this to be included within a S106 agreement as per the District Council's Social Housing Policy.
- The public would benefit from regaining access to the Breck Farm tree belt.
- Residents had concerns that a medical centre would not be built at Marriott's Park despite being included within outline plans. The Parish Council would like a firm commitment from the authorities involved in providing the facility.

Many residents attended the Meeting and raised objections to this application on the following grounds:

- Concerns regarding access onto Fir Covert Road, volume of traffic at the A1067/Fir Covert Road junction, proximity of the proposed roundabout at Reepham Road to the Broadland Northway roundabout in conjunction with the location of new bus stop on Reepham Road, and the increase in traffic flow through Costessey and Ringland.
- The crossing on the spine road was to be of the same design as the crossing on Pendlesham Rise/Marriott's Way i.e. Pedestrian priority. The Parish Council had previously raised safety concerns for users of this crossing. Residents felt that this type of crossing would be dangerous in this location.
- Increased pressure on already busy doctors surgeries and oversubscribed schools should the new proposed facilities not be provided.
- Unacceptable levels of noise from heat pumps which are to be on all dwellings.
- Increased traffic on Breck Farm Lane from vehicles accessing the allotments.

County Councillor Clancy made the following comments:

- Access concerns from Fir Covert Road and Reepham Road
- There was no firm commitment for the provision of the medical centre and no funding had been guaranteed.
- Not all conditions were specified in the permission for Outline Planning Application 20220455
- CIL phasing would mean that infrastructure would be unlikely to be in place until 75% of the homes are occupied and this would not be acceptable.

Signed

Date