

Planning Applications Committee Meeting held on Monday 13 October 2025, in Suite 2 in Taverham Village Hall commencing at 7.30pm, when there were present:

Mr Tony Yousefian in the Chair

Mrs Linda Barrington-Smith
Mrs Brenda Clarke
Mrs Jo Ellis

Mrs Janet Latchford
Mr Steve Matthews
Mrs Sandra Parkinson

Also present: District Councillor Clancy, County Councillor Karimi-Ghovanlou and Kelly, 19 members of the public and Assistant Clerk.

Apologies for absence: None.

Declarations of Interest: None

Vice Chairman: The Meeting elected Steve Matthews as Vice Chairman of the Planning Committee.

The Minutes of the Meeting on 22 September 2025 were confirmed and signed.

Report Items:

- 2024/2621. Land off Fir Covert Road, Taverham, Norfolk. Outline planning permission for the construction of office (Class E(g)(i)), warehouse (Class B8), start-up business units (Class B8/E(g)) & associated highway, landscaping & infrastructure works with all matters reserved except access. Description of development has been amended and confirmation provided of the times which deliveries to the site will take place. Meeting was advised of the delivery times to the site and it was felt that the delivery times from November to December until midnight would be unneighbourly.

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

The following new Applications were considered:

- 2025/2854. 126 Fakenham Road, Taverham, Norfolk, NR8 6QH. Single storey rear and front elevations and conversion of roof space for liveable accommodation.
RESOLVED – No objection
- 2025/2865. 23 Penn Road, Taverham, Norfolk, NR8 6NN. Carport in the front garden of the property.
RESOLVED – No objection
- 2025/2876. Land between Fir Covert Road and Reepham Road, Taverham. Approval of Reserved Matters following Outline approval 20220455 for the layout, scale, external appearance (including proposed materials) for 279 new residential dwellings; internal access arrangements (estate roads, footways and private driveways etc.); hard and soft landscaping proposals; boundary treatments and enclosures; and associated infrastructure and ancillary/incidental works for Barratt Homes David Wilson Homes. First residential phase (BDW1) at Marriott's Park. The Meeting was advised of the application and the following comments were made:

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- Concern was raised as to the location of the proposed play area as there was no access for vehicles. This could cause problems for maintenance, emergency vehicle access and anti-social behaviour issues.
- Concern was raised as to lack of infrastructure and the increase in traffic with no updated traffic plan.

RESOLVED – Objection on the grounds listed above

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

- It was felt that a play area made from soft wood would not be a suitable material for this area due to durability, maintenance and life expectancy and the preferred material would be steel.
- The Council commented on its preference for benches made from recycled products as they have a longer life expectancy and are already located in areas around the Parish
- Comment was made as to whether rear gardens would be of a suitable size to accommodate cycle storage sheds.
- Sufficient road infrastructure to be in place before the development starts.
- Concern was raised as to increase in traffic in Taverham and Costessey when access from Church Lane/Ringland Road to the A47 roundabout at Easton from Ringland is closed.

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, and the increase in traffic flow through Drayton, 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.
- Increased traffic on Breck Farm Lane from vehicles accessing the allotments.
- It was felt that the developers' engagement with public was not sufficient.

County Councillor Clancy made the following comments:

- Access concerns from Fir Covert Road and Reepham Road which are already busy roads with tailbacks.
- Up to date traffic assessment needs to be carried out
- There was no firm commitment for the provision of the medical centre and no funding had been guaranteed.
- 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