

Planning Applications Committee Meeting held on Monday 27 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 Janet Latchford
Mr Steve Matthews

Also present: District Councillor Clancy, County Councillor Karimi-Ghovanlou and Kelly, 9 members of the public, Clerk and Assistant Clerk.

Apologies for absence: Councillors Ellis and Parkinson.

Declarations of Interest: None

The Minutes of the Meeting on 13 October 2025 were confirmed and signed.

Report Items: None

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

- 2025/2192. 115 Taverham Road Taverham Norfolk NR8 6SG. Flat roof extension to rear of property – Approval
- 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 – Approval
- 2025/2449. 73 Saint Walstans Road, Taverham, Norfolk, NR8 6PF. Single storey rear extension – Approval

The following new Applications were considered:

- 2025/2933. Land Between Fir Covert Road and Reepham Road Breck Farm Lane, Taverham, Norfolk. Reserved Matters Application pursuant to outline planning permission Ref: 20220455 for the development of 133 homes (Use Class C3), associated access, sustainable drainage systems and general infrastructure.
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
 - 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.
 - Firm commitment to provision and timescale of infrastructure and an updated traffic plan to be carried out.

RESOLVED – Objection on the grounds listed above

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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.
- It was noted that the plans show the community access from Hinks Meadow to MUGA areas included on this development. The Chairman reminded the Meeting that Outline Planning states that we reserve the right to change our mind as to whether the path was needed or not.
- House of Lords actively debating the Planning and Infrastructure Bill as to the sequency of infrastructure provision for new developments and the need for infrastructure to align with housing.
- 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.
- Noted that bird boxes, bat boxes and bug bricks are included but no hedgehog runs.

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.
- Infrastructure should be in place before any development commences.
- Increased pressure on already busy doctors surgeries and oversubscribed schools should the new proposed facilities not be provided.

County Councillor Clancy made the following comments:

- This high volume of housing should not be accepted without the guarantee of infrastructure.
 - Concern was raised as to management company land and who would maintain that area in the future
 - What is the District Council's mitigation to take traffic away from Taverham Taverham when access from Church Lane/Ringland Road to the A47 roundabout at Easton from Ringland is closed
 - 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.
- 2025/3075. 52 Springfield Road Taverham Norfolk NR8 6QU. Rear first floor extension and conversion of existing garage into an annexe.
RESOLVED – No objection
 - 2025/3132. 204A Fakenham Road Taverham Norfolk NR8 6LY. Free-standing, prefabricated concrete garage
RESOLVED – No objection

Signed

Date