

Planning Applications Committee Meeting held on Monday 10 November 2025, in Suite 2 in Taverham Village Hall commencing at 7.30pm, when there were present:

Mr Steve Matthews in the Chair

Mrs Linda Barrington-Smith
Mrs Brenda Clarke
Mrs Jo Ellis

Mrs Janet Latchford
Mrs Sandra Parkinson

Also present: District Councillor Karimi-Ghovanlou, 7 members of the public, Clerk and Assistant Clerk.

Apologies for absence: County Councillor Clancy, District Councillor Kelly and Councillor Yousefian.

Declarations of Interest: Councillors Latchford and Clarke declared a personal and non-pecuniary interest in Planning Application 2025/3153

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

Report Items: Design Code SPD consultation

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

The following new Applications were considered:

- 2025/3153. Church Of Saint Edmund, Costessey Road, Taverham, Norfolk. Excavate and remove 8m length of existing driveway to Costessey Road and install concrete kerbs, weed suppressing membrane and new asphalt with appropriate drainage. Regulate and re-surface remaining drive using crushed stone, as per existing. Councillors made comment that consideration should be given to improving the gradient of the driveway and to widen the splay.

RESOLVED – No objection

- 2025/3107. Land Adj Playing Field, Taverham Road, Taverham, Norfolk. Outline planning permission for up to 3 no. self-build dwellings, associated garages/car ports and buildings, new access and crossovers, associated works and infrastructure all matters reserved except access and scale.

The meeting was advised of the application, and the following comments were raised: The Chairman made reference to the adopted Taverham Neighbourhood Plan:

- This application is contrary to Planning Policy TAV10: Protection of important public local views.

This application is in every one of these important public local viewpoints.

- Views from Macks Lane towards the Church, Taverham Hall and the Old Rectory.
- Views to and across the Wensum Valley from Penn Road
- Views from Taverham Junior School across the Wensum Valley Farmland towards Macks Farm.

Development proposals, which would adversely affect an important public local view, will not be supported.

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- This site falls just outside the Wensum Valley Green corridor. Although it does not fall into this corridor, attention could be given to Policy TAV8: River Wensum Green Corridor: The visual, scenic, and undeveloped character of the River Wensum Green Corridor will be protected from development that may adversely affect its nature conservation value, its landscape character, its function as an important piece of green infrastructure and its contribution to the wider network of green spaces in the Greater Norwich area.
- Conflicts with Broadland Development Management (DPD) Policy GC2 – Design. The proposed development fails to respect the character, scale and appearance of the surrounding area.
- This site is an “unreasonable site” in the Greater Norwich Local Plan (GNLP). The GNLP states that the land between Reephams Road and Fir Covert Road is the preferred allocation land for the Taverham area.
- This application lacks clear evidence of community need or benefit. It does not demonstrate how it contributes positively to the area or aligns with the strategic objectives of the GNLP, particularly in terms of sustainable growth and infrastructure provisions.
- Environmental concerns DPD Policy EN1. If the site is near designated green space, woodland, or habitat corridors, the proposal may harm biodiversity and ecological networks. Policy EN 1 requires that development “protects and enhances biodiversity,” and any loss of habitat or disruption to wildlife corridors would be contrary to this.
- The site is outside the current settlement limit.
- Concern as to the increase in traffic given the proximity to Taverham Junior School.

Nearby residents of Taverham Road attended the Meeting, all of whom raised objections to this application on the following grounds:

- Poor visibility onto Taverham Road as access would be on a blind bend.
- Concern that the development could in future extend behind this proposed development and Macks Lane.
- Further congestion on the Taverham Road particularly at the school pick up and drop off times when existing properties already have difficulty accessing or leaving their properties.
- Makes a significant encroachment into the site that is recognized as nationally important (SAS and SSSI) and of high ecological value (Natura 2000 site).
- Plots are very large and out of character with this immediate area.
- Land is prone to flooding.

Should this application be approved, it was requested that the biodiversity land be permanently protected or transferred to Taverham Parish Council for the benefit of the community. Additionally, a condition should be imposed to ensure that ancillary buildings are not used for habitation and that the plots cannot be subdivided in the future.

RESOLVED – Strong objection on all of the grounds listed above – It was requested that the application be called-in

- 2025/3316. 77 Laburnum Avenue, Taverham, NR8 6JY. Single storey front extension.
RESOLVED – No objection

Signed

Date