

Planning Applications Committee Meeting held on Monday 12 January 2026, 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
Mr Nick Dack
Mrs Jo Ellis

Mrs Janet Latchford
Mr Steve Matthews
Mrs Sandra Parkinson

Also present: District Councillors Karimi-Ghovanlou and Kelly, Clerk, Finance Officer, Assistant Clerk and 6 members of the public.

Apologies for absence: None.

Declarations of Interest: Councillor Yousefian declared a personal and non-pecuniary interest in Planning Application 2022101 and would refrain from commenting and voting on this application. Councillor Barrington-Smith had a personal and pecuniary interest in Planning Application 2025/3477 and would leave the Meeting when this Application was discussed

The Minutes of the Meeting on 15 December 2025 were confirmed and signed.

Report Items: None

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

The following new Applications were considered:

- 2025/2876. Land between Fir Covert Road and Reepham Road, Breck Farm Lane, Taverham, Norfolk. 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, Land between Fir Covert Road and Reepham Road, Taverham.
The Meeting was advised of the revised application, and the following comments were made:
 - The revised proposal does not address the placement of the play area; therefore, our concerns outlined in the comments from 13 October 2025 remain unchanged.
 - Concern was expressed regarding inadequate infrastructure, increased traffic, and the absence of an updated traffic plan.

RESOLVED – Objection on the grounds listed above

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Councillor Matthews Chaired the Meeting for the following Application:

- 20212201. 151 Taverham Road, Taverham, NR8 6SG. Demolition of existing dwelling and erection of 2 self-build dwellings.

The meeting was advised of the amended application, and the following comments were raised:

- It was felt that the revised proposal for 2 dwellings was very similar to the previous proposal and that the comments from the Parish Council's Planning Meeting on the 10 January 2022 and 9 December 2024 remain unchanged.
- Part of site 2 was still outside the settlement boundary and was not supported by the Greater Norwich Local Plan or the Taverham Neighbourhood Plan.
- Natural England had concerns that mitigation had not yet been submitted.
- The turning space was considered unnecessarily wide and not needed, as adequate turning provision already exists on Plot 2 and refuse bins could be positioned at the roadside.
- It was felt that the width of the access road and pavements on either side of the carriageway was excessive for access to only one dwelling.
- Dwellings using the established building line with large generous gardens to the rear would be more acceptable.

RESOLVED – Objection on the grounds listed above

Objections had been received from the local community and formally submitted on the planning portal.

The Applicant addressed the Meeting and advised that Highways had approved this application

Residents of Taverham Road attended the Meeting and objected to the application on the following grounds:

- Part of plot 2 was outside the Development Line.
- The proposal should only be for frontage dwellings that respect the established existing building line.
- It was felt that the turning circle was not necessary for 1 dwelling and concern was raised this could provide access to the neighbouring field in the future.

District Councillor Kelly confirmed that this Application had already been called in.

Councillor Yousefian resumed the Chair

- 2025/2964. Little Croft, 4 Ringland Road, Taverham, NR8 6TG. Garage conversion to annexe.

RESOLVED – No objection

- 2025/3477. 2 Penn Road, Taverham, NR8 6NJ. Proposed flat roof porch extension and associated works.

RESOLVED – No objection

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- 2025/3765. 8 St Edmunds Rise, Taverham, NR8 6PA. Rear dormer extension, single storey rear extension, minor fenestration alterations to front and side and proposed pitched roof to garage and garage extension.
RESOLVED – No objection

Signed

Date