

Planning Applications Committee Meeting held on Monday 09 February 2026, in Suite 2 in Taverham Village Hall commencing at 7.30pm, when there were present:

Mrs Janet Latchford in the Chair

Mrs Linda Barrington-Smith  
Mrs Brenda Clarke  
Mr Nick Dack

Mrs Jo Ellis  
Mrs Sandra Parkinson

**Also present:** District Councillors Karimi-Ghovanlou and Kelly, Clerk and Assistant Clerk.

**Apologies for absence:** Councillors Matthews and Yousefian and County Councillor Clancy.

**To elect a Chairman:** In the absence of a Chairman and Vice-chairman, Mrs Latchford was elected to Chair the meeting.

**Declarations of Interest:** None.

**The Minutes of the Meeting on 26 January 2026** were confirmed and signed.

**Report Items:** The Greater Norwich authorities (Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council) are preparing the Greater Norwich Local Plan (GNLP) which was adopted in March 2024. The Call for Sites will be open from 9<sup>th</sup> February 2026 – 23<sup>rd</sup> March 2026 for landowners, developers, and other interested parties to submit sites that may be suitable for housing, employment or other uses. Details can be found on Taverham Parish Council Website.

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

- 2025/2964. Little Croft, 4 Ringland Road, Taverham, NR8 6TG. Garage conversion to annexe – **Approval**
- 2025/3477. 2 Penn Road, Taverham, NR8 6NJ. Proposed flat roof porch extension and associated works – **Approval**
- 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 - **Approval**

**The following new Applications were considered:**

- 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 (Amended). The Meeting was advised of the amended application, and the following comments were made:
  - Affordable housing was grouped in separate clusters which does not align with the adopted Taverham Neighbourhood Plan Policy TAV2: Housing mix - Affordable

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housing to be provided in new residential developments should be integrated within the development and not grouped in separate clusters.

- Some parking areas were disconnected from dwellings which does not align with Taverham Neighbourhood Plan Policy TAV7: Parking
- The Designing out Crime Officer still does not fully support the application in its current form 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.
- Core principle of the National Planning Policy Framework (NPPF) is for mixed and balanced communities. This proposal does not comply with Section 12 - Achieving well-designed places - 135(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 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.
- Concern was expressed regarding inadequate infrastructure, increased traffic, and the absence of an updated traffic plan.

**RESOLVED** – Objection on the grounds listed above

- 2025/3616. 5 Breck Farm Close, Taverham, Norfolk, NR8 6LS. Retrospective application for single storey side extension. Comment was made regarding the poor quality of the submitted plans and the lack of clarity concerning the proposed external wall finish.

**RESOLVED** – No objection

- 2025/3723. 1 Penn Close, Taverham, Norfolk, NR8 6NL. Single-storey side extension and single storey front extension (Amended).

**RESOLVED** – No objection

Signed .....

Date .....