

Planning Applications Committee Meeting held on Monday 23 February 2026, 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 Councillors Karimi-Ghovanlou, Clerk and Assistant Clerk.

Apologies for absence: Councillors Dack and Yousefian.

Declarations of Interest: None.

The Minutes of the Meeting on 09 February 2026 were confirmed and signed.

Report Items: None.

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

- 2025/3153. Church Of Saint Edmund, Costessey Road, Taverham, Norfolk. Excavate and remove 7m 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 - **Approval**
- 2025/3723. 1 Penn Close, Taverham, Norfolk, NR8 6NL. Single-storey side extension and single storey front extension – **Approval**

The following new Applications were considered:

- 2025/2933. Land Between Fir Covert Road and Reepham Road, Breck Farm Lane, Taverham, Norfolk (Abel Homes). 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 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 housing to be provided in new residential developments should be integrated within the development and not grouped in separate clusters.
 - 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

In response to a query the Clerk informed the Meeting that permission for the pedestrian link from the MUGA area to Hinks Meadow Village Hall had been granted

under outline planning application 20220455. However, as Taverham Parish Council owned the land, the pedestrian link would only be built if a future need was demonstrated.

- 2026/0198. 89 Taverham Road, Taverham, Norfolk, NR8 6SE. Erection of 1no self-build dwelling.
RESOLVED – No objection
- 2025/3994. 16 Mokyll Croft, Taverham, Norfolk, NR8 6UG. Rear orangery extension.
RESOLVED – No objection

Signed

Date