

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

Mr Tony Yousefian in the Chair

Mrs Janet Latchford
Mrs Linda Barrington-Smith
Mrs Brenda Clarke

Mrs Jo Ellis
Mr Steve Matthews
Mrs Sandra Parkinson

Also present: County Councillor Clancy, District Councillor Kelly, Clerk and Assistant Clerk.

Apologies for absence: District Councillor Karimi-Ghovanlou and Councillor Dack.

Declarations of Interest: None.

The Minutes of the Meeting on 23 February 2026 were confirmed and signed.

Report Items: None

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

- 2025/2096. Langley Prep at Taverham Hall, Taverham Park, Ringland Road, Taverham. Addition of floodlighting to an existing multi use sports pitch (within the school grounds) – **Approval**
- 2025/3994. 16 Mokyll Croft, Taverham, NR8 6UG. Rear orangery extension – **Approval**

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 – Amended.

The amended Application addressed the Parish Council's previous objections:

- Play area access to be addressed by a minor layout change to allow a convenient access for maintenance and emergency vehicles from the development parcels. This is to be achieved by moving private parking spaces at plot 97 into a tandem configuration, to allow a route through (grasscrete surface) from the drive to the surfaced footpath/cycleway adjacent to the north west play area.
- Infrastructure and traffic matters noted and were determined at the outline stage and, where relevant, are governed by planning conditions imposed on the outline consent and the accompanying Section 106 Legal Agreement.

Councillors and County Councillor Clancy noted that wider infrastructure concerns persist and that the 2019 traffic report was now outdated.

RESOLVED – No objection

- 2026/0477. 28 Draper Way, Taverham, Norfolk, NR8 6DG. Variation of condition 2 - changes to south west elevation of permission 2025/1821 (which consented to single-storey extension in the middle of the property site, on southern wall of house, between house and garage) date of decision 02/12/2025.

RESOLVED – No objection

- 2026/0519. Edge Of High Breck, Fir Covert Road, Taverham, Norfolk, NR8 6HT. Residential annexe to provide part accommodation for live in carer and treatment room. Provision of detached craft room, boundary fence to front of property and new pedestrian access to Fir Covert Road. Comment was made that the annexe should only be ancillary to main dwelling

RESOLVED – No objection

- 2026/0531. 11 Shooters Close, Taverham, Norfolk, NR8 6RD. Single storey rear extension with flat roof.

RESOLVED – No objection

To consider any Planning Applications notified to the Parish Council between the date of submitting the Agenda and the date of this Meeting:

- 2026/0198. 89 Taverham Road, Taverham, Norfolk, NR8 6SE. Demolition of existing dwelling and erection of self-build dwelling (part retrospective).

RESOLVED – No objection

Signed

Date