

Planning Applications Committee Meeting held on Monday 27 April 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
Mr Steve Matthews

Also present: District Councillor Karimi-Ghovanlou, Clerk, Assistant Clerk and 2 members of the public.

Apologies for absence: None.

Declarations of Interest: None.

The Minutes of the Meeting on 13 April 2026 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:

- 2025/1127. Land west of 151 Taverham Road, Taverham. Erection of 1 no self build dwelling.
RESOLVED – No objection
- 2025/2531. Land Between Fir Covert Road and Reepham Road, Breck Farm Lane, Taverham. 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. The Meeting was advised of the amended application, and the following comments were made:
 - Affordable housing remained grouped in separate clusters, contrary to the adopted Taverham Neighbourhood Plan Policy TAV2 (Housing Mix), which requires affordable homes within new residential development to be integrated and not clustered. The amended application partly addressed this by introducing a small number of market homes within the affordable areas; however, it was considered that the affordable units should be more evenly distributed throughout the development.
 - Some parking areas were still 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 still 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 still 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. The National Planning Policy Framework (NPPF) supports that all affordable Housing should be tenure blind and by not fitting PVs to all homes this makes them distinguishable.

RESOLVED – Objection on the grounds listed above

- 2026/0557. Taverham Garden Centre, Fir Covert Road, Taverham, NR8 6HT. Retention of 2 shipping containers to accommodate a charity shop with associated car parking for permanent.

RESOLVED – No objection

Signed

Date