

Planning Applications Committee Meeting held on Monday 13 July 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

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

Apologies for absence: District Councillors C Karimi-Ghovanlou and Kelly, and Councillors H Karimi-Ghovanlou, Matthews and Parkinson

Declarations of Interest: None.

The Minutes of the Meeting on 22 June 2026 were confirmed and signed.

Report Items:

Greater Norwich Local Plan – Notice of Intention to Commence Plan Making had been published.

2025/3107. Land adj playing field Taverham Road, Taverham. Outline planning permission for up to 3 no. self-build dwellings, associated garages/car ports and buildings, new access and crossovers, associated works and infrastructure all matters reserved except access and scale. The Meeting was advised that an Appeal against Refusal had been made to the Secretary of State against Broadland District Council. The Parish Council's strong objection to this application still stood with the addition that land was now available for self-build dwellings at the new Marriotts Park Development in Taverham North.

Marriotts Park – The developer had proposed for the spine road through the development to be named as “Taursham Way”. It was felt that this was not suitable due to the similarity to the nearby Taursham Park Development off Beech Avenue. The Council suggested alternatives of Tyler Way or Bannock Way.

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

- 2026/1524. 24 Harewood Drive, Taverham, NR8 6XH. First floor side extension over existing single storey garage/utility room – Approval
- 2026/0519. Edge of High Breck, Fir Covert Road, Taverham, 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 – Approval

The following new Applications were considered:

- 2026/1357. Land Between Fir Covert Road and Reepham Road Breck Farm Lane Taverham Norfolk. Marriott's Park. Reserved Matters Application (details relating to

external appearance, layout and scale) pursuant to Outline Planning Permission 20220455 (including proposed materials) for the site wide infrastructure (Pumping Stations, Substations and Service Routes) and ancillary/incidental works (including compounds, boundary treatment and compound accesses/service/parking areas) (The outline submission included an Environmental Statement).

Taverham Parish Council made no comments on this Application.

County Councillor Clancy made the Meeting aware that Anglian Water still had an ongoing problem with foul water drainage in the area.

- 2026/1600. Land Between Fir Covert Road and Reepham Road Breck Farm Lane Taverham Norfolk. Reserved Matters Application pursuant to outline planning permission (Ref: 20220455) for the: layout, scale, external appearance (including proposed materials) for the strategic open space and landscaping, including footpath/cycleway surfacing, play areas and associated planting and ancillary works for Marriotts Park, Land between Fir Covert Road and Reepham Road Taverham.

The Meeting considered the application and made the following comments:

- Detailed Planting Proposals – Sheet 8: It was requested that the hedging around the picnic tables and benches be removed, while retaining the proposed tree planting, to reduce the risk of anti-social behaviour.
- Confirmation was requested on the proposed barriers for open spaces to prevent unauthorised vehicle access, with access required only for maintenance vehicles.
- 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.

RESOLVED – No objection – Subject to our above comments

- 2026/1680. 58 Lloyd Road, Taverham Norfolk NR8 6LL. Proposed alterations and extensions.

RESOLVED – No objection

Planning Applications notified to the Parish Council between the date of Agenda and the date of this Meeting:

- 2024/2621. Land off Fir Covert Road, Taverham, Norfolk. Outline planning permission for the construction of office (Class E(g)(i)), warehouse (Class B2/B8), start-up business units (Class E(c)) and associated highway, landscaping & infrastructure works, with all matters except access reserved. The Meeting was advised of the revised delivery and vehicle access arrangements for the site, and the following comments were made:
 - Concern was raised about the additional traffic generated by the proposal, particularly alongside the expected increase from Marriotts Park and the care home on Fir Covert Road. It was felt that, without the Norwich Western Link Road, local infrastructure would be insufficient.
 - It was felt that the potential local employment benefits did not outweigh residents' concerns about increased traffic.

- The size of vehicles to be used for courier deliveries had not been specified.
- The proposed delivery and vehicle access times were still considered unneighborly for neighboring residents.

RESOLVED – Objection on the grounds listed above. Stuart Clancy was requested to call in this Application.

Signed

Date