

Planning Applications Committee Meeting held on Monday 8th January 2018 in the Village Hall Suite 2, at 7.30pm, when there were present:

Mr Roger Morriss in the Chair

Mrs Brenda Clarke
Mr Jonathan Cox
Mr Charles Ison
Mrs Caroline Karimi-Ghovanlou
Mr Neil King
Mrs Janet Latchford
Mrs Pauline Mooney

Mrs Sandra Parkinson
Mr Peter Savage
Mrs Maria Temple
Mrs Judy Tyler
Mr Dave Wilson

Also present: County Councillor Clancy, District Councillors Bannock, 3 members of the public, Clerk and Office Administrator.

Apologies for absence were received from Councillors Barrington-Smith and Pennells.

Declarations of Interest – Mrs Temple reminded the meeting that she was a member of the District Council's Standards Committee. Mrs Tyler declared a personal interest in 20172148.

The Minutes of the Meeting on 11th December 2017 were confirmed and signed.

Matters Arising

20171782. Taverham Garden Centre, Fir Covert Road, Taverham, NR8 6HT. Hybrid Planning application (part outline, part detailed), made up of: 1. An application for full planning permission for the construction of a supermarket (Class A1), together with associated access, car parking and landscaping. The supermarket will comprise a total of 2,206 square metres, gross external footprint, and will be served by a total of 129 car parking spaces (of which 7 would be disabled spaces, and 8 parents and child spaces). 2. An application for outline planning permission for the erection of a Class A1 retail unit; a Class A3/A4 public house restaurant; a Class A3/A5 fast food restaurant; and a Class A1/A3/B1 lifestyle leisure unit. Minor Amendments. The meeting was advised of the proposed Fakenham Road, Beech Avenue and Fir Covert Road signal controlled junction and the access road into Lidl Supermarket with a cycleway.

The Meeting agreed that the new road layout improvements on Fakenham Road, Beech Avenue and Fir Covert Road should be completed prior to the opening of Lidl.

The following new Applications were considered:

20172214. 63 Freeland Close, Taverham, NR8 6XR. Single Storey Rear Extension. The proposal was for a single storey extension to the rear to create a bedroom with revised internal room layout.

NO OBJECTION – 8 For, 3 Against and 2 Abstentions



20172148. Land off Beech Avenue, Taverham. Residential Development of up to 93 Dwellings with Associated Access, Parking & Open Space (Outline). The meeting was advised of the proposal and the following comments were made:

- The parking provision of 198 spaces for 93 dwellings was considered to be inadequate. Clarification was requested whether garage space was included in this.
- The Meeting agreed that road layout option 1 should be in place prior to the construction of the site.
- It was felt that 3 storey dwellings were out of keeping with the area, especially to the front of the development.
- Concern was raised that there was no mention of streetlighting in the proposal and it was felt that this was needed in the development.
- It was requested that no play equipment was to be purchased without prior consultation with Taverham Parish Council. A suggestion was also made for an outdoor gym.
- Would housing for disabled access be provided?
- How many allotment plots would be allocated?
- Reference was made to good size gardens but no clarification was made as to the actual size.
- Would the 93 dwellings each incorporate wheelie bin storage and would refuse trucks have access to each dwelling?
- It was felt that the position of the bus stop and shelter would be best located on the east side of Beech Avenue outside the development.
- It was felt that the new footpath should be extended along the east side of the carriageway of Beech Avenue to link the development with the High School.
- Concern was raised as to the increased traffic on Beech Avenue.
- The Parish Council would like to be consulted with regard to the allocation of the affordable housing into social, shared equity and below market value categories.

A resident of Beech Avenue attended the meeting and advised that he had submitted his comments and objections to Broadland District Council, a copy of which had been submitted to Taverham Parish Council.

NO OBJECTION – Subject to the above comments being taken into consideration – **10 For** and **3 Against**

Signed 

Date 22/1/2018