

Planning Applications Committee Meeting held on Monday 26th February 2018 in the Village Hall Suite 2, at 7.30pm, when there were present:

Mr Roger Morriss in the Chair

Mrs Linda Barrington-Smith
Mrs Brenda Clarke
Mr Jonathan Cox
Mr Charles Ison
Mrs Caroline Karimi-Ghovanlou
Mrs Janet Latchford

Mrs Pauline Mooney
Mrs Sandra Parkinson
Mr John Pennells
Mr Peter Savage
Mrs Judy Tyler
Mr Dave Wilson

Also present: County Councillor Clancy, 8 members of the public, Clerk and Office Administrator.

Apologies for absence were received from Councillors King and Temple

Declarations of Interest – Mr Pennells reminded the meeting that he was a member of the District Council's Standards Committee.

The Minutes of the Meeting on 12th February 2018 were confirmed and signed.

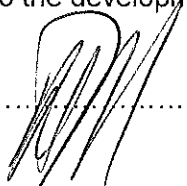
Report Item - None

Matters Arising

Pre-application consultation presentation for Marriott's Park development. The Meeting was given a presentation from representatives of Scott Properties. The Meeting was advised of the proposal for a new development at Breck Farm, Taverham. The proposal was at the very early design stage and it was proposed that the site would include allocated areas for schools, doctors, sports site and recreation areas. Access to the development was from proposed new junctions off Fir Covert Road and Reepham Road with pedestrian and cycle links into the existing community.

Taverham Parish Council made the following comments and observations:

- Bus route and cycle paths should be included and it was requested that there should be separate cycle and pedestrian paths.
- It was felt that the school should be incorporated into the early planning phases with adequate parking provided.
- All houses should have off road parking with sufficient size garages for today's cars with wheelie bin storage out of sight.
- It was felt that there wasn't enough connection between the new development and the existing community.
- It was requested that retirement homes be incorporated into the development.
- A query was made as to whether the roads in the area are able to accept the additional vehicles this development would create.
- Houses should be wheel chair friendly Homes for Life.
- It was felt that more large green areas should be incorporated into the development.



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The following new Applications were considered:

20180182. 21 The Drove, Taverham, NR8 6FT. Single Storey Rear Extension & Reconfiguration of Adjoining Garage. The proposal was for a single storey flat roof extension to the rear of the garage to create a bedroom, bathroom and kitchen and to create a new entrance door and window to the front of the garage. No objections had been received from neighbouring properties.

Comment was made that the extension was out of keeping with the area, unattractive and overdevelopment of the property. It was felt that another access door into the dwelling was unnecessary.

OBJECTION – Due to the proposal being overdevelopment of the site, out of keeping and could set a precedent for the area, unneighbourly and a separate access door could make this extension an annexe. If Broadland District Council approve this proposal we request that a covenant be placed linking the extension only for the private use of the main dwelling

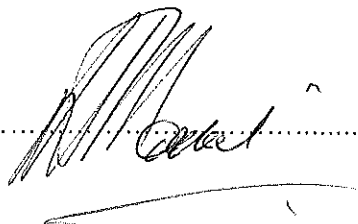
20180215. 341 Fakenham Road, Taverham, NR8 6LG. Single Storey Porch Extension & Two Storey Rear Extension. The proposal was for a porch to the front of the dwelling to create a new entrance and for the conservatory at the rear to be removed and replaced with a 2 storey extension. The rear extension would create a new bedroom on the first floor and an extension to the kitchen to create a dining room with revised internal room layout on the ground floor.

NO OBJECTION – Unanimous

20180265. Jalna, Scotch Hill Road, Taverham, NR8 6LB. Removal of Existing Conservatory. Construction of Garden Room featuring Bi-folding Doors. The proposal was to remove the existing conservatory and replace with a pitched roof garden room

NO OBJECTION - Unanimous

Signed



Date

12th March 2018