

Planning Applications Committee Meeting held on Monday 12th March 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 Maria Temple
Mrs Judy Tyler
Mr Dave Wilson

Also present: District Councillors Bannock, Clerk and Office Administrator.

Apologies for absence were received from Councillor King.

Declarations of Interest – Mrs Temple and Mr Pennells reminded the meeting that they were members of the District Council's Standards Committee.

The Minutes of the Meeting on 26th February 2018 were confirmed and signed.

Report Item - None

Matters Arising - None

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

20171676 Wensum Valley Golf Club, Beech Avenue, NR8 6HP – 1. Demolition of existing leisure facilities 2. Construction of 3 storey 72 Bed hotel and single storey reception link building 3. Construction of new leisure complex 4. Construction of new entrance to function room and restaurant facilities 5. Construction of pro golf shop 6. Conservatory extensions to existing buildings 7. Upgrading and landscaping of existing car park 8. Construction of new vehicular access from Fakenham Road to serve new hotel and leisure facilities – **FULL APPROVAL**

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 – **HYBRID APPROVAL**

20180080. 7 Millers Breck, Taverham, NR8 6NH. Single Storey Side Extension; Attached Garage to Side/Front; and Porch to Front – **FULL APPROVAL**

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To respond to the Greater Norwich Local Plan Consultation

The meeting was advised of the Greater Norwich Local Plan and the following comments were made on the call for sites in the Parish of Taverham:

Field at Taverham Road - Site Reference GNLP0062. This site had been put forward in the past and had been rejected by Taverham Parish Council. This site is in the Wensum Valley, a Special Area of Conservation and SSSI and it was felt that this location could have an impact on important habitats. It was commented that the road network couldn't sustain this number of houses and the area had surface water flooding issues. J Pennells proposed, seconded by C Ison to object to this site - Unanimous

Land adjacent to Beech Avenue Business Park, Ringland Road - Site Reference GNLP0159. Land off Beech Avenue – Site Reference GNLP0457. Outline permission for 93 houses had previously been received, site reference GNLP0457 and part of GNLP0159, application number 20172148, to which Taverham Parish Council had no objection. It was considered that the additional area, the remaining area of GNLP0159, was unsuitable for a residential housing development due to the topography of the site. Previous applications had been received for this site to which Taverham Parish Council had objected. S Parkinson proposed, seconded by J Pennells for no objection to this site as set out in previous application 20172148 and to object to additional area set out in site reference GNLP0159 - Unanimous

Land between Fir Covert Road and Reepham Road – Site Reference GNLP0337. A pre-application consultation presentation on proposals for this site had been held at the Councils Planning Applications Meeting on 26th February 2018. It had been considered that the proposal lacked cohesion with the community. The development was accepted as a whole but requested for it to be compatible with Taverham. J Latchford proposed, seconded by C Ison for no objection to site – Agreed, 2 Against.

Heathwood, Fakenham Road – Site Reference GNLP0563. It was felt that this plot could accommodate 5 dwellings. C Ison proposed, seconded by S Parkinson for no objection to site – Agreed, 4 Against.

The following new Applications were considered:

20180279. Taverham Mill, Costessey Road, Taverham, NR8 6TA. Variation of Condition 2 of Planning Permission 20151321 – Revised Design. The retrospective proposal was to move the position of the inspection lift roof.

NO OBJECTION - Unanimous

20180292. 91 Fakenham Road, Taverham, NR8 6QA. Side, Rear & Front Porch Extensions and Detached Double Garage. The proposal was for an extension to the rear to create an extension to the kitchen and living room, an extension to the side to create a dressing room and new bathroom, a new porch to the front of the property and a new detached garage to the front of the property.

NO OBJECTION – Unanimous

Signed



Date 26th March 2018