

Planning Applications Committee Meeting held on Monday 23<sup>rd</sup> July 2018 in the Village Hall Suite 2, at 7.30pm, when there were present:

Mr Roger Morriss in the Chair

Mr Jonathan Cox	Mrs John Pennells
Mr Charles Ison	Mr Peter Savage
Mrs Caroline Karimi-Ghovanlou	Mrs Maria Temple
Mrs Janet Latchford	Mrs Judy Tyler
Mrs Pauline Mooney	Mr Dave Wilson
Mrs Sandra Parkinson	

**Also present:** 19 members of the public, Clerk and Office Administrator.

**Apologies for absence** were received from Councillors Barrington-Smith, Clarke and 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 9<sup>th</sup> July 2018** were confirmed and signed.

### **Report Item**

**Greater Norwich Local Plan (GNLP) - Additional potential sites.** The Meeting was advised of the additional potential sites put forward for the Greater Norwich Local Plan. There would be a consultation later in the year during which the parish council and residents would be able to make comments on the additional and revised sites and settlement boundary proposals.

### **Matters Arising**

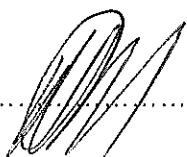
**20180928. Unit 1B For Covert Trading Estate, Fir Covert Road, Taverham, NR10 4DT.** Change of use B1/B8 Warehouse to Canine Creche (Sui Generis). The Meeting was advised that unused land to the rear and side of the unit had been allocated to provide outside space for the comfort of the dogs.

**20180656. 84 Taverham Road, Taverham, NR8 6SB.** Sub-Division of Plot and Erection of 2 Detached Dwellings (Outline). The Meeting was advised that this application would be going to Broadland District Council's Planning Committee on 1<sup>st</sup> August 2018

### **The following new Applications were considered:**

**20181111. 45 Shakespeare Way, Taverham, NR8 6SL.** Single Storey Rear Extension. The proposal was to remove the existing conservatory and replace with a single storey extension to the rear to create a living room with revised internal room layout.

**NO OBJECTION - Unanimous**



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**20181142. Langley Prep at Taverham Hall, Taverham Park, Ringland Road, Taverham, NR8 6HU.** The erection of six new residential dwellings with associated landscaping. The meeting was given a detailed presentation of the proposal and the following comments were made:

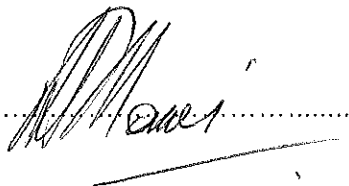
- It was felt that the proposed dwellings were very unattractive, poor design and would not sit well in a woodland setting.
- The proposal did not match the environmentally friendly plans previously submitted by Taverham Hall School.
- It was commented that Highways should look at access from an already very busy roundabout controlled junction at Costessey Road, Taverham Road, Sandy Lane and The Street
- It was felt that flooding should be looked at more in-depth and the impact the new dwellings could have on other areas of Taverham.
- Representatives from Taverham Parish Council had had an informal discussion several years ago with the previous Head of Taverham Hall School and it was felt that this proposal did not match the original plan concept.

Neighbouring residents attended the Meeting and raised the following concerns: a previous application for The Lodge had received an objection from the Conservation and Highways departments due to the increase in traffic and that access at roundabout was problematic. Policy GS5 stated that the land must not be broken up. ENV2 protects the character of the area and it was felt that this development did not comply. It was considered that the proposal was an urban style development in a rural setting. It was confirmed that the school traffic sometimes used the driveway. The drainage system was inadequate and sewage could be found at times along the driveway and Taverham Park Avenue, and the increase in dwellings could further add to this. It was felt that proposal was not in keeping with the area

It was requested that this application be called in.

**OBJECTION** - Due to proposal not in keeping with the area and contravenes planning policy GS5 and ENV2, poor layout, Highways issue due to access from an already very busy roundabout controlled junction at Costessey Road, Taverham Road, Sandy Lane and The Street, concern as to surface water drainage and parking facilities for 6 dwellings not adequate - **Unanimous**

Signed .....



Date .....

13<sup>th</sup> August 2018