

Planning Applications Committee Meeting held on Monday 10th September 2018 in the Village Hall Suite 2, at 7.30pm, when there were present:

Mr John Pennells 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
Mr Peter Savage
Mrs Maria Temple
Mrs Judy Tyler
Mr Dave Wilson

Also present: District Councillors Bannock, 5 members of the public, RFO and Office Administrator.

Apologies for absence were received from Councillors Morriss and Parkinson.

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 13th August 2018 were confirmed and signed.

Report Item

20181358. Creation of footpath to link Thorpe Marriott, Marriott's Way, Nabor Furlong, Pendlesham Rise, Littlewood and the Broadland Northway Green Bridge.

This application was discussed at the Parish Council Meeting on the 11th June 2018 and the following comments were made:

A resident of Ganners Hill addressed the Meeting and advised that the money for creating the proposed walkway through various tree belts in Thorpe Marriott was being provided by a charity. The resident had been informed that the District Council had insufficient funds to carry out safety works to trees in the tree belts and that the money to create a walkway would be used to complete the safety works. It was not known how many people would use the walkway especially due to the proximity to the Reepham Road and that large sections of the walks were along existing pavements. Councillors were concerned that the walkway would compromise the security of the rear gardens of the parishioners who lived nearby. It was agreed, 5 for, 3 against and with 1 abstention, to oppose the proposed walkway as it was considered a poor use of funds, the Council was concerned about security, the walkway may not be inclusive, and that a walkway so close to roads would not be beneficial to health.

Matters Arising - None

The Meeting was advised of the District Council decisions on previous applications - None



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The following new Applications were considered:

20181276. 41 St Edmunds Rise, Taverham, NR8 6PA. Single Storey Front Extension. The proposal was for a single storey extension to the front to create a new bedroom.

NO OBJECTION - Unanimous

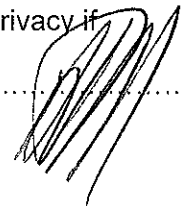
20181347. 23 Penn Road, Taverham, NR8 6NN. Kitchen & Garage Extension to Rear. The proposal was to remove the existing conservatory and to replace with an extension to the rear to create an extension to the kitchen and garage.

NO OBJECTION - Unanimous

20181310. Church Farm, Taverham Road, Taverham, NR8 6SY. Side and Rear Extensions and Addition of First Floor and Attic to Form a Two Storey Dwelling with Rooms in the Roof Space, Rear Conservatory, Car Port with Balcony to Side, Detached Triple Garage, Detached Workshop, Detached Wood Store and New Vehicular Accesses. The meeting was given a presentation of the proposal and the following comments were made:

- It was felt that the proposal was out of keeping with the street scene, too large for the plot and was imposing to neighbouring properties.
- The proposal was classed as a 2 storey dwelling but the meeting felt that the proposal was for a 3 storey dwelling which would be out of keeping with the area and the ridge height of the roof would take light from neighbouring properties and could overlook the existing school.
- Concern was raised as to the intended use of the workshop due to its close proximity to the neighbouring properties, church and school.
- It was felt that the Victorian blue pantiles on the roof were unsympathetic to area.
- The proposal was for a double aspect entrance on to Taverham Road, it was felt that the driveway would be very steep onto an already very busy road and roundabout and its close proximity to the school. It was suggested that the existing vehicular access should remain as the entrance to the dwelling.
- Existing properties in area had been renovated sympathetically and in keeping with the surrounding area.
- Concern was raised as to the amount of construction work that had already commenced before planning approval had been granted.
- Concern was raised as to whether the trees that had already been removed were subject to TPO's.

Neighbouring residents attended the Meeting and raised the following concerns: triple garage would be very close to their boundary wall and patio doors. Requested clarification as to what the workshop would be used for. Lack of privacy due to the height and size of the proposal with windows overlooking neighbouring properties. Lack of privacy if

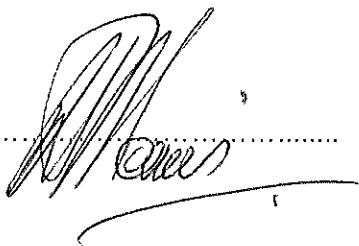
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remaining hedges were removed, some had been removed prior. Traffic increase and entrance onto an already busy road and roundabout. It was felt that proposal was not in keeping with the area

It was requested that this application be called in.

OBJECTION – Councillors felt strongly that the proposal was not in keeping with the area, unneighbourly, overpowering, 3 storey dwelling, windows overlooking neighbouring properties, detracts from a listed building, loss of light to neighbouring properties, potential use of workshop, double aspect entrance onto Taverham Road - **Unanimous**

Signed

A handwritten signature in black ink, appearing to be 'M. Jones', written over a dotted line. The signature is stylized and includes a horizontal flourish at the bottom.

Date

24th September 2018