

Planning Applications Committee Meeting held on Monday 13th January 2020 in the Village Hall Suite 2, at 7.30pm, when there were present:

Mr Chris Wilson-Town in the Chair

Mrs Linda Barrington-Smith
Mrs Brenda Clarke
Mr Johnathan Cox
Mrs Janet Latchford
Mr Steve Matthews
Mrs Pauline Mooney

Mrs Sandra Parkinson
Mr John Pennells
Mr Peter Savage
Mrs Maria Temple
Mrs Judy Tyler

Also present: County Councillor Clancy, District Councillors Karimi-Ghovanlou, Adams and Kelly, Martin Scott (Scott Properties), Ian Hill (Bidwells), 2 members of the public, Clerk, RFO and Assistant Clerk.

Apologies for absence None received.

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 16th December 2019 were confirmed and signed.

Report Item - None

Matters Arising - None

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

20191065. Land off Beech Avenue, Taverham. Application for reserved matters (appearance, landscaping, layout & scale) following grant of planning permission 20172148 and details reserved by conditions 5 (surface water drainage), 6 (tree protection), 7 (landscaping), 8 (archaeology), 11 (LEMP), 12 (CEMP) and 20 (materials management) – **RESERVED MATTERS APPROVAL**

20191695. 228 Fakenham Road, Taverham, NR8 6QW. Proposed two storey detached house with integral garage and new vehicular access – **FULL REFUSAL**

20191696. 22 St Walstan's Close, Taverham, NR8 6PD. Single storey rear extension and loft conversion – **FULL APPROVAL**

20191608. 53 Shakespeare Way, Taverham, NR8 6SL. Single storey front extension – **FULL APPROVAL**

20191489. 80A Taverham Road, Taverham, NR8 6SB. Variation of Condition 3 of permission 20170621 – Approval plans – **OUTLINE APPROVAL**

20191191. 159 Fakenham Road, Taverham, NR8 6LX. Front, rear and side extensions with dormer windows to accommodate rooms in roof – **FULL APPROVAL**

Pauline Mooney

Pre-application consultation – Land off Fir Covert Road

Mr Scott and Mr Hill gave the meeting a presentation of the proposal, the following proposals were discussed and questions raised:

- The developer proposed a hybrid scheme for the site which would be developed in 6 phases. An application for outline permission for the entire site would be submitted, with a detailed application in the first phase.
- It was anticipated that the application would be submitted in June/July 2020 and that construction would commence approximately 2 years from the submission date.
- The first phase, accessed via Fir Cover Road, would comprise of approximately 100 bungalows, 100 houses, a 90 bed care unit and an area reserved for an extension to Hinks Meadow. Scott Properties would build the bungalows.
- Preliminary discussions had been held with Highways for access roads and layouts of junctions.
- Mr Scott advised that the main spine road would be phased with the development.
- The meeting requested that the main through road through the development be designed to discourage speeding.
- Mr Scott confirmed that the Education Authority had advised that the provision for a primary school would need to be made when 250 homes had been occupied.
- Mr Scott confirmed that local bus companies were open to discussing routes to serve this development.
- Mr Scott confirmed that Breck Farm Lane would be retained for its existing properties and the cycleways and footpaths only.
- The meeting requested what natural features would be included, Mr Scott confirmed that tree belts would be retained and landscape architects were looking into how the development would integrate with Marriotts Way.
- The meeting requested allotment land be included in the development and for the land to be suitable for allotment use.
- A public consultation would take place to get ideas from the wider community before an application was submitted.

The following new Applications were considered:

20191818. 224 Fakenham Road, Taverham, NR8 6QW. Demolition of existing dwelling & erection of three dwellings (Outline). The outline proposal was to demolish the existing bungalow and to replace with a two storey detached dwelling to the front and a pair of semi dwellings to the rear of either two or one and a half storey arrangement.

There were trees along the boundary in adjacent properties which were subject to Tree Preservation Orders, it was felt that a Arboricultural Impact Assessment was needed to see what impact the proposal could have on the protected trees.

The meeting objected to the two storey semi's to the rear and would prefer to have a total of two detached dwellings on the plot. It was felt that the pair of semi's were unneighbourly and overdevelopment of the plot – **11 For and 1 Against**

Pauline Mooney
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20191930. The Rutlands, 220 Fakenham Road, Taverham, NR8 6QN. Raising of roof line to form en-suite above garage. The proposal was to raise the roof of the garage to create an en-suite with velux windows.

NO OBJECTION - Unanimous

20191951. 24 Springfield Road, Taverham, NR8 6QU. Rear dormer and increase of garage height and conversion to living space. The proposal was to convert the garage to a study with windows to the front and for a rear dormer to create an extension to the bedroom

NO OBJECTION - Unanimous

Signed 

Date 27-01-2020