



YAXHAM PARISH COUNCIL

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD IN THE JUBILEE PARK MEETING ROOM At 7.30 pm ON 11 FEBRUARY 2016

Present: Cllrs Lowings (Chairman), Bennett, Crummett, Dimoglou,
Harvey, Goldsmith and Myhill.
In attendance Mrs P Benson (Clerk) and members of the public

1. To receive and accept apologies for absence.
None received, all Councillors were present.
2. To receive disclosures of personal and prejudicial interests and disclosable pecuniary interests and requests for dispensations from Councillors on matters to be considered at the meeting.
Cllr Dimoglou declared an interest in item 6a. as a neighbour of the applicant.
3. To hold a public session.
Numerous members of the public spoke about their concerns arising from the Local Plan.
The hedge at the junction of Cutthroat Lane.
Photos of the recent flooding in Cutthroat Lane were passed to the Clerk.

The Chairman closed the public session at 7:46pm.

4. To receive matters of interest from District and County Councillors.
Cllr Dimoglou advised that the local PCSO had advised that despite reports of a shotgun being used on Badley Moor investigations will not be taken further at this stage because no one has come forward to make a formal report of the incident.
Council Tax bill increases will be kept to a minimum in 2016 with the price of a Band D property increasing by approximately 10p a week.
5. To agree and sign the minutes of the Parish Council Meeting held on 16 January 2016
It was agreed that the minutes were a true and accurate record of the meetings held and they were signed by the Chairman.
6. To discuss Planning Matters:
 - a. To review the following planning applications:

Reference	3PL/2015/1490/O
Proposal	Residential development for a minimum of 291 dwellings, link roads, open space and recreational space

Location DEREHAM: Land off Shipdham Road, Westfield Road and Westfield Lane

The Chairman stopped the meeting to allow the Chair of NP4Yaxham to outline their position on this large application.

The meeting was opened to hear views from members of the public who expressed concern about the restriction of the River Tudd, the lack of flood mitigation measures proposed and the effects on Badley Moor SSSI.

The second public session was closed at 8:09pm.

The council voted unanimously to object to this planning application on the following grounds:

Yaxham wishes to remain a small rural village and fear that this development will simply render Yaxham the 'outskirts' of Dereham;

The green gap between settlements should be maintained to preserve the identity of Yaxham as a small rural community;

Drainage - Concerns about the flood mitigation risk and the legality of the proposals to influence the flow of the River Tudd, lack of filter beds and the effect the proposals will have on the surrounding land, which includes the like of Badley Moor which is a SSSI.

The assumption that the run off from houses, walkways and roads will be 'the same' as the current green field site is concerning. We have seen many flooded developments across the country in the last few years, many of which were no doubt built on flood plains.

The current user of the land has previously commented on the unfavourable effect of much smaller developments into the River Tudd. The presence of Bullhead fish, Linnet, Yellowhammer, Reed Bunting, and Lapwing amongst others has been noted on the land directly affected by this proposed development;

Lack of employment - Dereham does not have a shortage of people to fill local jobs. The majority of people who will reside in the new development will therefore have to commute to Norwich or elsewhere which will increase local vehicular traffic;

Lack of capacity of supporting infrastructure - Schools, doctors' surgeries and emergency services in Dereham and the surrounding areas are already stretched and do not have the capacity to support a large development.

A development of the size proposed would require a massive new provision in this area, which in the current climate is unlikely to happen.

The council considers that the adverse impact on existing residents will be entirely unacceptable. The council acknowledges that the developer would be required to contribute to the provision of additional supporting infrastructure but the assumption that the capacity for expansion in the immediate vicinity of the development cannot be made.

Car journeys will be required to allow new residents to make use of schools and doctors' surgeries putting greater pressure on the already congested local road network;

Traffic - the proposed new road is a feeder road which will simply add to the congestion on existing roads. Many local roads, particularly those leading to the A47 are at capacity which leads to the surrounding minor roads being used as rat-runs. The addition of the extra vehicles from this development will render the major roads impassable leading to a further increase in traffic on our small local roads which leads to an unacceptable level of risk to local residents and other road users;

Railway Bridge - the narrow hump-backed railway bridge already operates beyond its ideal capacity. The council is concerned that a large proportion of the traffic from the proposed development would be directed over the bridge.

Loss of agricultural land - Breckland has a long history of being a predominantly agricultural landscape. The loss of this landscape to housing and other non-agricultural purposes is a significant risk to the landscape.

Footpaths - the footpaths proposed as part of this development seem to have been proposed with little regard to the existing footpaths on this and the surrounding/adjacent land.

b. To Note the following planning decisions:

The Clerk advised that whilst no decisions had been received at the time of publishing the agenda a decision on application **3PL/2015/1072/O** Mr & Mrs Rob Thomas – The Fieldings Station Road NR19 1RD – Residential Development (4 dwellings) had been received in the post today, 11 February 2016. Cllr Lowings asked the clerk to write to Breckland's Planning Department to query the issue of the footpath that had been suggested by Yaxham Parish Council as it did not appear on the decision notice.

7. Neighbourhood Plan -

a. To receive an update from NPlan4Yaxham.

The Chair of NPlan4Yaxham advised that newsletter no 2 had been issued recently and that the wishes of the community shown in the recent questionnaire were that Yaxham should remain a small rural community.

b. To receive any invoices from NPlan4Yaxham to be included in item 11.a. below

An invoice for printing was handed to the Clerk.

8. To consider the Breckland District Council Local Plan and to formulate the response of Yaxham Parish Council in this regard.

The Chairman invited The Chair of NPlan4Yaxham to address the meeting to confirm the group's position on the Local Plan. This had been circulated to Councillors beforehand

Each item of the Breckland Local Plan was duly considered.

Yaxham Parish Council voted in favour of Yaxham being designated as a Local Service Centre.

Yaxham Parish Council voted in favour of a specific Green Gaps policy to be included in the local plan (PD03) and that a strategic green gap be retained between Yaxham and Clint Green, Yaxham and Toftwood, along the Tudd valley and Clint Green and Mattishall.

Yaxham Parish Council voted to reject the following sites proposed for development :

Site references LP[113]004 and LP [113]003

These sites are considered unsuitable in view of the severe highway constraints, water drainage concerns and the fact that it would constitute Backland Development.

Yaxham Parish Council voted in favour of development in principle of the following sites proposed

Site references LP[113]001; LP[113]002 and LP[113]005

The council considered that both LP[113]001 and LP[113]002 had better access than others identified.

9. Queen's Birthday Grant.
The Chairman advised that NP4Yaxham had suggested that the Parish Council apply for the above grant to allow for a 'clean for the Queen' event and celebration to be held. It was agreed that the Chairman would contact the Treasurer of NP4Yaxham to discuss the grant conditions.
10. To review and agree the documents received from Ward Gethin in relation to the removal of the restrictive covenant on the land at Paper Street. It was agreed that the Clerk would sign the deed received from Ward Gethin and return it on behalf of the Council.

11. To discuss Financial Matters.
 a. The following payments were agreed and receipts noted.

Receipts	Item	Amount
None		
Breckland Council	Locality Grant	15-Jan £7,405.00
Total		£7,405.00

Payments	Item	Cheque No	Amount	VAT	Total
P M Benson	Salary Feb 2016		£ 281.58	-	£ 281.58
P M Benson	Expenses		£ 53.14		£ 53.14
Eastern Office Equipment	NP4Yaxham Printing		£ 50.63	£ 10.12	£ 60.75
Total			£ 385.35	£ 10.12	£ 395.47

12. To consider passing a resolution under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), that the public and accredited representatives of newspapers be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified against the item.
 It was agreed to exclude all public and press present and they were asked to leave the meeting.
13. To review the grounds maintenance contract tenders received and to appoint a contractor for the 2016-17 grass cutting season or longer term to be agreed by the council.
 The tenders received were reviewed and considered. It was agreed to award the grounds maintenance contract to Gary Lake for a period of three years.
 Clerk to research the terms and conditions usually attached to this type of longer term contract.
14. To note any items for inclusion on the agenda of the next meeting.
 Bus shelters
 Parking outside the school

To confirm the date of the next full meeting: **7:30 pm on Thursday 10th March 2016**

The chairman closed the meeting at 9:50pm