



YAXHAM PARISH COUNCIL

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD IN THE JUBILEE PARK MEETING ROOM AT 19:30 hours ON 7 JANUARY 2015

Present: Cllrs Lowings (Chairman), Bennett, Crummett, Dimoglou, Faircloth and Harvey.
In attendance Mrs F Needham (Clerk), Cllr Jordan (Breckland Council) and members of the public

15/1. To receive and accept apologies for absence.

Apologies were received and accepted from Cllr Myhill.

15/2. To receive disclosures of personal and prejudicial interests/disclosable pecuniary interests and requests for dispensations from Councillors on matters to be considered at the meeting.

None.

15/3. To hold a public session.

Members of the public spoke against planning application **3PL/2014/1368/F**, adjacent to Woodbine, with the following issues being mentioned: outside settlement boundary, access issues onto Stone Road, appearance of the dwellings, development out of character, proximity of sewage treatment plant to domestic water supply well.

The agent of William Morfoot spoke in favour of planning application **3PL/2014/0820/O**. Further amendments are currently being submitted to Breckland Council and the Parish Council should receive these for comments before the next Parish Council meeting. The revised plans will include an area of allotments; these will remain in the ownership and control of the Morfoots and will be on a ten year lease. The provision of allotments will be set out in the Section 106 agreement but are in addition to the requirement for open space for which there will be a children's play area. The Morfoots had considered including financial help to deal with the Paper Street tenancy issue (so that this land could be used for allotments) in the Section 106 agreement but had decided this was a complicated issue and do not want to pursue this further. The agent said that any allotment provision would be in addition to the public open space which a development of this size is required to provide but that discussions about this were currently ongoing with the Breckland planners.

15/4. To receive matters of interest from the District/County Councillor.

Cllr Jordan said that he had been asked to represent a number of residents in opposing the planning application 3PL/2014/1368/F, adjacent to Woodbine. Cllr Jordan said he was in favour of a public meeting to discuss planning issues and felt there were many residents concerned about the large proposed developments near Yaxham.

Breckland Council are not raising their council tax. Norfolk County Council have not set their precept yet.

In response to a question from a member of the public, Cllr Jordan said that Breckland are considering limiting parking at Cherry Tree car park to two or three hours and charging after this, but no decision has been taken yet.

15/5. To agree and sign the minutes of the Parish Council Meeting on 27 November 2014.

The minutes were accepted as a true record and signed by the Chairman.

15/6. To discuss Planning Matters:

a. To review any new planning applications.

Amendments to **3PL/2014/0820/O** – Mr & Mrs William Morfoot- Land off Elm Close - Residential development for up to 45 dwellings

The illustrative layout was considered. The issue of access via Elm Close was discussed. Cllr Dimoglou said that residents of Elm Close did not want large numbers of vehicles using Elm Close. Cllr Faircloth said he thought access via Elm Close was preferable to via the B1135. Cllrs Bennett and Harvey agreed. The width of the road within the development was queried. The agent said it was as dictated by Highways. Councillors requested that the amended plans clarify the licensing of the allotments and the duration for which they would be provided. It was AGREED to await the revised planning application before submitted further comments.

Amendments to **3PL/2014/1030/D** – Mrs PA Gunn – The Rosary Norwich Road NR19 1QZ – Erection of a two storey dwelling (Reserved matters)

An email from a member of the public was read out.

It was AGREED to object to the revised application on the following grounds: the application still does not meet the outline conditions. Despite the PC's comments on the outline and original reserved matters application, basic information is still missing from the application which should be rejected until adequate, accurate plans are submitted. Parking is not adequate for entering and leaving in forward gear and there is loss of amenity for the Rosary which is left with little garden. The height of the new dwelling should be no higher than The Rosary and needs to be clarified. The dwelling is too close to the easterly neighbour's boundary and this distance is not shown. The vision splay does not meet the outline conditions. A contaminated land survey is needed. Also to note that there is an unresolved disagreement between the applicant and the owners of the neighbouring property about the boundary and hedging.

3PL/2014/1368/F – Mr John Joss – Woodbine Stone Road NR19 1RR – Erection of 2 new dwellings

It was AGREED to object to the application on the following grounds: outside the Yaxham settlement boundary, the dwellings are not in character with the area, the vision splay for the access is inadequate, visibility onto Stone Road at this point is poor. Also to note concern that the proposed sewage treatment works are positioned too close to the well of the neighbouring property. It was AGREED to ask Cllr Jordan to call the application in to the Planning Committee if it is recommended for approval. Cllr Jordan agreed to do this.

b. To note any planning decisions.

3PL/2014/1072/F – Mr M Hull – Station Cottage Station Road NR19 1RD – First floor side extension and single storey front extension - Permission

15/7. To discuss Financial Matters.

a. To approve receipts

I	Thpd Propertied Ltd – donation for footpath leaflets	£250.00
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b. To approve payments

I	F Needham – clerk's pay January 2015	£275.60
li	F Needham – clerk's expenses January 2015	£38.00
lii	Getmapping plc – Parish Online annual subscription	£33.60
lv	F Needham – working from home allowance Apr-Dec14	£117.00
V	Gary Lake – grass cutting (extra)	£48.00
Vi	D. Myhill – bus shelter cleaning	£30.00
Vii	J. Oatey – bus shelter cleaning	£30.00

The Clerk has asked YVAA to repay the grounds maintenance costs for Church Drive and the children's play area but this is not yet sorted out.

c. To approve bank reconciliations

The bank reconciliation statement for the Community Account (to bank statement 157, dated 10 December 2015, balance £8072.77) was reviewed and signed by Cllr Lowings as accurate.

d. To receive the report from the Internal Auditor following his inspection on 10th December 2014

Doug Harrow has carried out the internal audit for April to September 2014 and has found no problems with the accounts. He has noted that the clerk still has no Employment Contract and also that a new edition of the governance regulations has been published.

15/8. To receive an update on Highway matters.

a. To receive an update on work reported to Highways

Mr Youngman has contacted the clerk to say that Highways cut the hedge on Station Road. The clerk has requested that Highways cut the hedge.

Highways have carried out works to Cutthroat Lane to solve the flooding, but the ditch near Field Cottage has still not been done. Cllr Faircloth offered to meet with Highways if necessary.

Anglian Water have jetwashed the sewage pipes and the sewage overflow problems near Willow Farm and Lavender Barn now seem resolved. The clerk has spoken to Paul Sellick of Highways about whether poor Highways drainage along Norwich Road is contributing to the problem. Paul Sellick will check out whether there is a combined highways/sewage drainage system and inspect the drainage. Cllr Faircloth offered to meet with Highways if necessary to explain the highways drainage problems on Norwich Road.

The hedges of the Diocesan land on Cutthroat Lane are still untrimmed. The clerk will contact Kees Anema.

The gully at Beech Farm is being done.

b. To note other maintenance work required

Resurfacing of Station Road near 1 and 2 Harvey Cottages is lifting and in need of repair.

15/9. To receive an update on the defibrillator.

The defibrillator has been delivered. Mr Smith, Chairman of YVAA has requested that the Parish Council agree to pay the full costs of installation. £100 towards this has already been donated by the CO-op. It was AGREED that the PC will pay the full installation costs. Cllr Lowings will be the custodian. The clerk will arrange to hand over the defibrillator to YVAA who will arrange installation.

15/10. To consider applying to the Parish Partnership Scheme for 50 % funding for 20 mph signs near the school.

The total cost for the signs is £350. If 50% funding is received from NCC, the cost to the PC will be £175. The clerk has contacted the school to ask for their opinion on 20 mph signs. It was AGREED that, as long as the school are in agreement, the PC will apply for 50% funding for the signs and fund the remaining cost.

15/11. To discuss the letter from George Freeman MP offering to organise a public meeting for residents and the Parish Council to discuss planning issues in Yaxham.

The letter was read out. It was AGREED there is concern amongst residents of the parish about the large developments being proposed close to Yaxham (in Mattishall, on Yaxham Road, Dereham and the proposed Westfield development). It was AGREED to organise a public meeting to discuss these issues, to invite George Freeman and also to invite neighbouring parish councils and residents who will be affected by the same issues. It was noted that there is a public meeting on 8th January organised by Mattishall Matters and

George Freeman at which these issues, specifically as they relate to Mattishall, will be discussed.

15/12. To discuss the Breckland Council Local Plan Issues and Options Consultation and agree the Parish Council's response.

The recommendations from the Working Group meeting of councillors on 5th January were agreed. The clerk will submit the PC's comments to Breckland Council.

15/13. To receive an update on the land at Paper Street.

Breckland Council cabinet will be considering the proposal relating to the restrictive covenant at their meeting on 13 January 2015. The clerk requested that Breckland provide the wording of the covenants be provided but was told this would not be possible until Cabinet have taken their decision and the matter has been passed to the solicitors.

15/14. To receive an update on the bus stop at Clint Green.

The platform has been built but there is no bus stop sign in place yet and buses are not stopping at the platform. The clerk will contact Konectbus.

15/15. To decide on a location for a new dog waste bin on Station Road.

The location next to the post box is not possible as it is on private land. It was AGREED to propose the right hand side of the entrance to Priors Grove.

15/16. To decide how to respond to the letter from the school.

It was AGREED to take no further action.

15/17. To agree the clerk's Contract of Employment.

The clerk's Contract of Employment was AGREED and signed. The clerk requested that the Parish Council consider joining the Local Government Pension Scheme to provide a pension and circulated information. The cost would be 20.5 % of the clerk's salary, with the employer contribution being reassessed by the Norfolk Pension Fund every three years. It was AGREED to put this on the next agenda.

15/18. To receive correspondence.

1. Norfolk Constabulary Crime Statistics: 3 crimes in November 2014
2. CPRE Light Pollution Questionnaire – no street lights in the parish, clerk to complete
3. Norfolk Constabulary – match funded PCSO scheme – no action
4. Welborne Arts Festival – to be held Saturday 13 June and Sunday 14 June 2015, to be circulated.
5. Breckland Council – Participatory budgeting – clerk to circulate to Yaxham organisations
6. UK Power Networks – vulnerable customers – clerk to publicise in the newsletter, noticeboards and via Cllr Myhill

15/19. To receive items for the next agenda.

To confirm the date of the next meeting: **7:30 pm on Thursday 12th February 2015.**

The Chairman closed the meeting at 10.10 pm.