



YAXHAM PARISH COUNCIL

MINUTES OF THE ADDITIONAL ORDINARY MEETING OF THE PARISH COUNCIL HELD IN THE JUBILEE PARK MEETING ROOM At 7.30 pm ON 16 DECEMBER 2015

Present: Cllrs Lowings (Chairman), Harvey, Dimoglou, Crummett, Bennett, and Goldsmith.

In attendance Mrs P Benson (Clerk) and members of the public

1. To receive and accept apologies for absence.

Apologies were received and accepted from Cllr Myhill.

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 the following interests;
Item 5.a.i), as applicant and owner of the property.
Item 5.a.ii) as a previous client of the applicant.

3. To hold a public session.

The neighbour of the applicant in respect of 5.a.iii) spoke about his concerns;

The 1.5 storey dwelling will dwarf the neighbouring bungalows;
The proposals show it being built 1800mm away from the existing boundary;
The proposals include windows that directly overlook the bedroom of the neighbouring property;
It is proposed that the new property will protrude beyond the front of the existing bungalows;
The proposals do not allow room for maintenance.

Mr Dimoglou spoke as the applicant and the owner of the property in 5.a.i)
The application is for an additional single lodge.

Yaxham Waters currently use an enclosed cesspit, which is emptied twice a day. Following discussions with Anglian Water it is proposed that the site be connected to mains drainage which will improve levels of noise coming from the development and remove need for twice daily visits.

All planning conditions at the development will be discharged in time.

Mr Dimoglou suggested that when the Council considers the application that thought be given to the revised sewerage provision, which is a requirement of the Environment Agency.

The chairman closed the public session.

4. To receive matters of interest from District and County Councillors.
Cllr Dimoglou advised that Breckland Council were in the process of creating an investment fund which would help to secure reasonable rates of Council tax for people living in the District in years to come. Breckland Council has maintained a strong financial focus in recent years, with prudent and robust financial planning and decision making in a difficult economic climate

5. To discuss Planning Matters:

- a. The the following planning applications were considered:

- i) **3PL/2015/1241** Mr P Dimoglou, THPD, Yaxham Waters, NR191RF.
Stationing of holiday lodge (caravan), Plot 7, Priors Field.

Cllr Dimoglou left the meeting while the remaining five councillors discussed this item.

It was agreed to support this application subject to the sewerage being connected to the mains drainage in 2016.

Cllr Dimoglou returned to the meeting.

- ii) **3PL/2015/1328** Mr A Hollis, The Granary, Norwich Road, NR191JF.
Insulation and upgrade building fabric of existing garage to be used as open plan kitchen dining room and other works as detailed on the application.

It was agreed to support this application.

- iii) **3PL/2-15/1371** Mrs J Spencer, c/o Icon Consulting.
Proposed 1.5 storey dwelling at Osterley, Norwich Road, NR191AB.

It was agreed to object to this application on the basis that it is a cramped form of development. The proposed dwelling is both forward of the building line of the existing properties and higher than the existing properties. There is insufficient room to turn a vehicle around at the front of the property.

The proposals mean a loss of amenity for the adjoining property. The second window in Bedroom 1 on the side elevation is directly opposite the bedroom window in the neighbouring property and severely impacts on the privacy of the neighbouring property. This window should be removed.

To confirm the date of the next full meeting: **7:30 pm on Thursday 14th January 2016**

The Chairman closed the meeting at 8:30 pm.

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