



**MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL
HELD IN THE DAVID MYHILL ROOM, YAXHAM VILLAGE HALL
at 7.30pm on Thursday 10th January 2019**

Present Cllrs Lowings, Martin, Crummet, Bennett, Dimoglou and Goldsmith

In attendance and 5 members of the public.

- 1. Chairman's opening remarks.** The Chairman welcomed the public and cllrs to the meeting and wished them all a Happy New Year. The Chairman welcomed the news that the Clint Green Post Box had been restored after some 10 months since its removal. He thanked the school and the Diocese for agreeing to the Post Box being sited on school land, and George Freeman MP and others who had actively pursued the restoration of this vital service to local residents.
- 2. Apologies.** Cllr Harvey had given his apologies for non-attendance due to a prior engagement booked before notice of this meeting had been given. This absence and reason was APPROVED.
- 3. Declarations of Interest.** Cllr Dimoglou declared an interest in item 5.1 in the two planning applications concerning Yaxham Waters, because of his past involvement with the site. He stated he would remain in the room for these two applications, but would not participate or vote on them. Cllr Bennett declared an interest in item 5.1 in the Drusilla Way planning application as one of the applicants was his daughter. He said he would leave the room when this planning application was to be discussed.
- 4. Public Session.** The Chairman of the NP4Yaxham Working Group made observations as regards both the Yaxham Waters applications: No further development should be permitted on any part of this site until the foul drainage scheme has been agreed, constructed and implemented in accordance with the scheme approved by Breckland. This was a condition in the three year permission dated 25.03.2015 It is noted that the drawings of the pumping station are dated 22.10.2018 but there is still no evidence of any firm agreement from Anglian Water to finally connect any such scheme. Promises on this have been made for the last 10 years. It appears that a further development is proposed for this site with more employees but still the site continues to dispose of foul drainage into two sealed tanks despite numerous conditions since 2008 that connection to the mains sewage was required. The village has endured the noise and smell of tankers emptying the tanks for over 10 years and the applicant has consistently failed to discharge this condition. This variation is in conflict with the Yaxham Neighbourhood Plan Policy ENV5 Sewerage Provision which clearly states that the approved scheme must be in place prior to the occupation of the first dwelling. In the case of Prior's Field it would be in fact 6 additional dwellings. Is there a reason given for not yet complying after three years with Condition 5 - landscaping; Condition 6 - the boundary with railway; Condition 12 - the badger check, Condition -13 Great Crested Newts and Condition 24 - the external lighting? It should be assumed that there are no additional lodges on Prior's Field until ALL conditions have been complied with as well as Condition 11 - foul drainage scheme.

5. Planning matters.

5.1. To receive and consider the following new planning applications and current planning applications where additional information has been provided.

3PL/2018/0077/VAR Variation of Conditions 5, 6, 11, 12, 13, & 24 on pp 3PL/2014/1162/F - to allow for a revision to the pre-commencement conditions, Yaxham Waters

Cllrs in discussion said the key issue is the connection of the foul-drainage to the mains. This is what the village has long been lobbying for and is to be welcomed. In the light of the past 10 years of promises and failures to deliver – the concern is that permission for the proposed variation should not be granted until all parties have a viable plan in place and are contracted to proceed subject to planning permission. Cllrs also noted comments of the Chairman of the NP4Yaxham Working Group and AGREED to include the comments in its response. It was unanimously AGREED to OBJECT to this planning application on the basis of these concerns.

Cllr Dimoglou because of his declared interest did not participate or vote on this application.

3PL/2018/1461/D Reserved matters application for a erection of dwelling and garage previous outline approval 3PL/2015/1416/O Development Site Fieldings Drive Yaxham

Cllrs had no objections to this application. It was unanimously AGREED NOT to object to this application, and to include in the Council's response: the need make sure there is adequate provision for 3 waste bins; and since the private road access was included in the application a requirement that the private road through this development is upgraded to a reasonable standard.

3PL/2018/1391/F Scoots Hire Ltd, Change of use of part of former shop to office for the hire of motor scooter. Yaxham Waters Holiday Park Dereham Road Yaxham

In discussion Cllrs said that the main issue here is whether this is an office use or whether it is for the storage/collection/maintenance/dropping-off of scooters, and to ensure that the size of the office remains unchanged. The Design & Access Statement is contradictory. Highways have covered these points in their letter of 14th December proposing conditions to cover these points, as they have been assured that only 6 staff will be based at Yaxham Waters, and that indeed some of these are already present providing admin support to both Yaxham Waters and Scoots. Yaxham Waters incidentally is recorded as 25 employees – so this suggests a maximum on site staff of say 30 for the 2 companies – similar or less than the previous peak said to be 32. The staff transferring to the site are existing Scoot employees, so this represents no new employment opportunities for Yaxham people. It was AGREED unanimously NOT to object to this application provided the Highways conditions in the letter of 14th December 2018 are included in any permission.

Cllr Dimoglou because of his declared interest did not participate or vote on this application.

3PL/2018/1535/HOU Demolition of existing timber garage and erection of new garage, store and workshop. Heatherdene Norwich Road Yaxham

Cllrs did not have any objections to this application and AGREED unanimously NOT to object.

3PL/2018/1585/F Change of Use of land to residential curtilage, Birkdale House 4 Drusilla Way Yaxham

Cllr Bennett left the room for this item

Cllrs expressed concern that this application is for the use to be changed to “residential”. It does not say “residential garden” and does not appear to exclude developing this site as a further dwelling. Residential development of such a site would be beyond the building line and extends into the neighbouring field outside of the settlement boundary, and therefore would be in conflict with planning policy. To safeguard against this concern it was unanimously AGREED NOT to object provided Council concerns were addressed in a suitable condition along the following lines:

“The change of use is for use as a residential garden ancillary to the residential use of the dwelling known as 4 Drusilla Way. The land shall not be sold, leased or sub-leased separately from the dwelling known as 4 Drusilla Way.”

Cllr Bennett returned to the room

5.2. To agree submission to the Consultation on Norwich Western Link options

The Cllrs discussed and considered the various options and unanimously AGREED to submit a response to the consultation stating the Council’s preferred option as Route C as the best balance between cost, the most efficient route and minimising the effect on the environment.

6. Finance

6.1. To consider and approve payments Cllr Martin, as acting Responsible Finance Officer (RFO), tabled the following invoices for approval for payment which were AGREED

	To Pay	Detail	£ Total	VAT	Ex VAT	Cheque No
i.	YVAA	Community News Advert	£40.00	£0.00	£40.00	101133
i.	Kristine Wilson	November Salary & Expenses	£90.00	£0.00	£90.00	101134

6.2. To consider the terms of the Grass Cutting Contract Tender. Cllr Martin, as acting Responsible Finance Officer (RFO), tabled a draft tender document based on the 2016 tender. This was AGREED unanimously with the following amendments:

- Tender 1 Jubilee Park Paying Field.
Insert the words “as appropriate” after “Gang or Mulching Mower”
Insert “Strim field boundary margins”
Make clear that weed killer was not to be used except with prior agreement by the Council
- New Tender 3 Footpath by the school between Norwich Road and Cutthoat Lane
Cutting of this footpath twice a year between 1st April and 31st October 2019
Contractors to be approached: Gary Lake, Scott Cole and Norse.

6.3. To consider a proposal from Ward Gethin Archer The acting RFO reported that Ward Gethin Archer had offered all NALC parish councils a legal service of 5 hours of advice each year for a cost of £400. Cllr Martin had hoped to have more information for this meeting, but this had not materialised and he proposed deferring the subject until there was more information. AGREED

6.4. To consider any action if required re the Well Hill bus-shelter There being no further information it was AGREED to defer this item to a later meeting.

7. To note items for the next meeting agenda.

Ward Gethin Archer Proposal, Well Hill Bus-shelter insurance claim

8. To note date of next Parish Council Meeting as Thursday 24th January 2019 at 7.30pm.

The meeting closed at 8.26pm.