



**MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL
HELD IN THE DAVID MYHILL ROOM, YAXHAM VILLAGE HALL
At 7.00pm on Thursday 1ST AUGUST 2019**

Present: Cllrs Martin (Chairman), Oechsle (Vice-Chairman), Cheetham, Couves and Gust.

In attendance: Mrs V Turner (Clerk), 14 members of the public and BD Cllr Paul Claussen

1.0 Chairman's opening remarks

The Chairman welcomed residents, fellow Councillors and the Clerk. He briefly explained the reasons for holding the additional meeting which was to consider urgent planning matters in order that deadlines could be met by the Council in its role as a statutory consultee. He also **PROPOSED** a further Extraordinary meeting for 8th August 2019 at 7.00pm to consider an additional Planning Application received that day. This was **AGREED**. The Chairman also embraced the occasion to express great sadness at the loss of Dr Marczewski; he paid tribute to his service to the Community in all he had done, including as a Parish Councillor, as a Friend of Yaxham Church, as a founder member and ongoing participant in the Woodland group and Community Led Plan as well as serving the wider Dereham community for over 35 years at the Orchard Surgery in Dereham. Sincere condolences were passed to Katy and all the family.

2.0 Apologies received and accepted from Cllr Lowings and Cllr Whadcoat.

3.0 Declarations of Interest None

4.0 Public Session

A member of the public asked if the Council could disclose the address of the recently received Planning Application; it was confirmed as application for works at Birkdale House, 4 Drusilla Way, Yaxham, NR19 1DT.

Two members of the public raised concerns about the planning application for 'Mukinge', Well Hill, as regards the double garage and work shop at the front of the property, particularly the height of the roof ridge. The Chairman said this had been discussed at the PC meeting on 18th July, and the Council had decided to "not object", provided the roof ridge was lowered to a flat roof, and the existing laurel hedge be extended so as to screen the building, and in doing this, taking in to account of the concerns of other residents of Well Hill.

5.0 Planning Matters

5.1 To receive and consider the following new Planning Applications

3PL/2019/0789/HOU – Proposed two storey extension and associated alterations to The Brook, Cutthroat Lane, Yaxham – **NO OBJECTIONS** – it was **AGREED** that the Council would support the application.

5.2 To receive and consider any additional information on Current Planning Applications

3PL/2019/0634/F Elm Close. Change of use of land and installation of surface water drainage basin together with

3PL/2018/0021/D Development Site, land off Elm close, Yaxham, NR19 1RE – 42 dwellings

The Council having agreed not to support the Application in its current form, the Chairman, at his discretion, invited Members of Public Gallery and Cllr Claussen to contribute to the debate. Discussions were wide-ranging including concerns around the installation of surface water drainage retention basin, the need for further assessment of foul and surface water drainage and whether any required works could be made a pre-commencement condition.

A summary of contact between the Council, the Planning Case Officer, Norfolk County Council as the Lead Flood Authority and the context of Anglian Water's most recent Report, was given;

a response is still awaited from the Environment Agency. Comments were also raised about the inter-face of Breckland Planning Pages which were **NOTED**; it was generally agreed that the interaction procedure made it particularly difficult to keep track of changes and developments in the application process.

Cllr Claussen told the meeting that there was further delay in adopting the Local Plan which now might be extended to a further 6 weeks.

Issues of Density were also discussed. Despite the delay with the adoption of the Local Plan and the failure to establish a 5-Year Land Supply, it was **NOTED** that the present application for 43 dwellings was not felt sustainable in a settlement of only 204 homes and was contrary to the Neighbourhood Plan Policy HOU3 relating to the scale of residential development.

A Member of the Public spoke on behalf of residents adjacent to the proposed development site and it was established that some had been reluctant to write to the Planning Authority because of lack of expert knowledge; Cllr Claussen encouraged them to still write and that they should not shy away from more emotive opinions which they should write in an every-day vernacular; he felt strongly that any such correspondence would have a pertinent place in official considerations. Cllr Martin suggested that the Council construct a short-list of specific issues that could be offered to residents to assist the construction of their communication; this to be prepared ahead of the next Extraordinary Meeting. The Chairman warmly invited residents of Elm Close to attend the forthcoming Parish Council Meeting to ensure their thoughts and opinions could be tendered.

DC Claussen **AGREED** to attend the forthcoming Planning Meeting scheduled for 2nd September to represent Yaxham's opinions; Cllrs Oechsle, and Cheetham also **AGREED** to attend. It was **AGREED** that Cllr Oechsle would write to MP George Freeman to ask his support.

6.0 Finance

6.1 To consider and approved the following payments

	To Pay	Detail	£ Total	VAT	Ex VAT
i.	CPRE	4 x Delegate Places at CPRE Conference on 12 th September 2019 @£25.00	£ 100.00	£ 0.00	£ 100.00
ii. *	Harlequin Printers	Printing of Parish Council Newsletter	£ 42.53		£ 42.53
iii. **	Westcotec	Balance Payment owed in respect of SAM2 Sign	£ 3150.00	£630.00	£3780.00

*The Chairman also asked that the Council **CONSIDER** the following additional payment that had arisen since publication of the Agenda i.e. printing of the Parish Council Newsletter. It was **AGREED** that this payment should be made.

The Chairman also asked that the Council **CONSIDER the payment that had arisen since the publication of the Agenda in settlement of the SAM2 Invoice. The Council were advised that the total payment would be met via Parish Partnership funding of £1,575, Cllr Connolly's Members Fund, £1,000, with the remainder £575.00 due from Parish Council funds. It was also **NOTED** that Parish Partnership documentation detailed incorrect figures and that this had now been re-issued showing the correct amounts, and the Chairman **PROPOSED** that this be re-signed. This was **AGREED** and the Chairman and the Clerk signed the amended document. It was also **AGREED** that the cheque for the SAM2 sign be issued to Westcotec.

All invoices available for viewing upon request.

7.0 Date of the Next Parish Council Meeting

To be held in the David Myhill Room at Yaxham Village Hall on:

8th August – 7pm Extraordinary Parish Council Meeting - the Chairman reminded Cllrs to guard against pre-determination.

26th September – 7pm Parish Charity Meeting and 7.30pm Parish Council Regular Meeting

The meeting closed at 8.05pm.