



# YAXHAM PARISH COUNCIL

## MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD IN THE DAVID MYHILL ROOM, YAXHAM VILLAGE HALL At 7.00pm on Thursday 8<sup>TH</sup> AUGUST 2019

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

**In attendance:** Mrs V Turner (Clerk), 6 members of the public.

### 1. Chairman's Opening Remarks

The Chairman welcomed everyone to this second Extraordinary meeting in 8 days – a record by any parish council's terms. He also noted that the Clerk, by agreement, was not present and proposed Cllr Oechsle to clerk the meeting and this was AGREED unanimously. The Chairman reported on his meeting with Breckland Planning Officers on planning applications not on the agenda:

**3PL/2019/0736/HOM – 3PL/2019/0736/HOM** – Mukinge, Well Hill – plans amended removing triple garage has been approved.

**3PL/2018/0077/VAR** Yaxham Waters – likely to go 02/09/19 Planning Committee meeting

**3PL/2018/012/F** The Old Post Office – Ecology survey required – 02/09/19 meeting

**3PL/2019/0789/HOU** – The Brook, Cutthroat Lane – recommended for approval.

The Chairman gave notice that the Clerk would be on holiday 9<sup>th</sup> August - 2<sup>nd</sup> September, and that the Chairman would also on holiday. As Vice-Chairman, Cllr Oechsle would therefore be in charge in the absence of the Chairman and Clerk.

### 2. Apologies

Apologies were received from Cllr Whadcoat who is on holiday, and Cllr Couves because of a prior engagement. The apologies were considered and APPROVED.

### 3. Declarations of interest. None

### 4. Public Session

The Old Post Office - A member of the public asked about the bat survey, the Japanese Knotweed at which the owner had been seen strimming and the scaffolding extending onto the Highway. The Chairman said there had been no bat survey, the knotweed points would be passed to Breckland Planning and Environmental Health, and no positive response received from NCC on the scaffolding on the pavement.

### 5. Planning Matters

#### 5.1 To receive and consider the following new planning applications:

**3PL/2019/0875/HOU** Birkdale House 4 Drusilla Way Yaxham NR19 1DT  
Single Storey Games Room & Store in Back Garden

After extensive discussion it was unanimously AGREED to strongly OBJECT to planning permission being granted for this application for the following reasons:

- the proposed building's location is at the extreme end of the land that received change of use to domestic garden 3PL/2018/1RB. It is way beyond the building line, outside the settlement boundary, projects into the adjoining paddock and fields with consequent detrimental impact on the countryside, and so far removed from the existing property as to be divorced from it; and

- the proposed building's design, mass and form is so large (floor space 81sqm/850sq feet) and laid out in such a manner that it is inconsistent with the proposed use and more

consistent with it being a residential bungalow. For instance, the main entrance door is the opposite side of the building to that of the house, and only easily accessible from the neighbouring track. There are two foul drain runs are apparently required. The so-called "utility room" looks like a kitchen. The so-called "garden store" is only accessed from within the property, not from the garden, and even has its own separate built in cupboard. In addition, it was AGREED to ask Yaxham's ward Members, Paul Claussen and Ian Martin to request that this application is called-in for decision by the Planning Committee in the event that Breckland Council Officers are minded to grant this application permission under delegated authority.

Further, it was AGREED that if, despite all the concerns set out, permission is to be granted, then the Council strongly recommends the inclusion of conditions that:

- prevents the separate sale, lease or sub-let of the proposed building and associated land from the dwelling and garden known as 4 Drusilla Way; and
- expressly excludes the use of the proposed building for residential accommodation.

- 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 retention basin, together with **3PL/2018/0021/D** Development Site, Land Off Elm Close Yaxham NR19 1RW 42 new dwellings.

Cllrs Cheetham and Oechsle reported on their meeting with Flagship re the groundwater and foul water drainage, with further information promised. Concern was expressed that the current design of the attenuation basin is not large enough. A meeting with Anglian Water had also been arranged. It was noted that NCC as the Lead Flood Authority (LFF) had only provided a generic rather than site specific response. Cllr Gust reported on flood risk to the Tud and the requirements of the NPPF planning guidance. Cllr Oechsle had contacted Gordon Bambridge, Breckland's representative on the Internal Drainage Board (IDB) who said that the IDB did not have responsibility for the Tud, and that this rested with the Environment Agency. Cllr Oechsle would liaise with Paul Claussen, Cllr Cheetham and resident Paul Philips for the 2<sup>nd</sup> September Planning Committee meeting.

**3PL/2010/1361/F** Dumpling Green, Hopkins Homes 255 new dwellings.

It was noted that, in addition to the highways matters, the groundwater and foul drainage issues are similar to that for Elm Close, although it had now been confirmed that the sewerage would now run to Dereham or Swanton Morley, rather than Mattishall.

Cllr Oechsle to liaise with Paul Claussen, and Cllr Gust for the 2nd September Planning Committee meeting.

## 6. Consultation – Review of Polling Districts, Polling Places & Polling Stations 2019

Response to Breckland required by 11<sup>th</sup> September 2019. After discussion it was AGREED that the Council was content with current arrangements and not to make a response.

## 7. Urgent Business

**Footpath issues** requiring attention. Cllrs Gust and Couves had visited Footpaths 1 and 7. Cllr Martin also raised Footpath 4. It was AGREED

- for Footpath 1, the Council would write to the landowner, Mr Charles Harrison;
- for Footpath 7, the Chairman would contact the probable landowner, Laura Vincent;
- for Footpath 4, the Chairman would contact the tenant, Andy Rush.

Cllr Oechsle raised Footpath 5 and the position of the manure heap. This would be investigated.

**Flower planter reflectors** – Cllr Oechsle reported on hers and Cllr Couves researches and recommended purchasing 3 pairs of reflector strips for £57.81+VAT – AGREED.

## 8. Date of the next Parish Council Meeting

The Chairman noted that the next meeting of the Parish Charity at 7.00pm on Thursday 26<sup>th</sup> September 2019 and the next meeting of the Parish Council at 7.30pm, both in the David Myhill Room, Yaxham Village Hall.

There being no other business, the meeting closed at 7.40pm.