



**MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL
Held remotely over Zoom at 7.00pm on Thursday 6th August 2020**

Present: Cllrs Martin (Chairman), Oechsle (Vice-Chairman), Cheetham, Couves, Whadcoat, and Gust. The Clerk and 9 members of the public were in attendance.

1.0 Chairman's Opening Remarks

The Chairman welcomed all to this extraordinary meeting of the Parish Council and apologised on behalf of the Clerk for the late start and the difficulties encountered in joining via the Zoom link some participants experienced. The Chairman confirmed whilst he was also a District Cllr he was presiding over the meeting in his capacity as a Parish Councillor.

2.0 Apologies for absence – Cllr Lowings – work commitments, which was approved; NCC Connolly – prior Commitments.

3.0 Declarations of Interest – No pecuniary interests declared, however as regards item 5.1 and dealings with the applicant for 3PL/2019/1430/F and 3PL/2020/0793/O: the Vice-Chairman reported an issue in 2008 between her son and the applicant; Cllr Gust disclosed previous work undertaken at Yaxham Waters; Cllr Cheetham reported performing contractual services at Yaxham Waters in the past; Cllrs Couves and Martin declared recent attendance at site meetings with Yaxham Waters; and Cllr Whadcoat declared his daughter had previously held a seasonal appointment at Yaxham Waters Café.

As none are current pecuniary interests as defined by law the Cllrs would therefore be able to participate in the discussions and votes on this site. **NOTED.**

4.0 Public Session

A member of the public addressed the meeting with regards Item 5.1 on the Agenda:

The Old Post Office – The accompanying map with the application appeared to include anomalies and it was requested the Parish Council ask for an amended version. Access was addressed in terms of the new design and asked if this needed to be reconsidered in this light. It was also stressed that ongoing issues concerning traffic chaos at school run times, speeding motorists and poor visibility when turning right from Well Hill, need the Planner's attention. The bat survey was completed in 2018 whilst the roof tiles were removed, and the resident queried the potential need to repeat this as bats often return. It was also suggested that Bat Boxes could be added. Japanese Knotweed was also raised as a point of concern with the initial survey completed in 2017, and whether the PC should address whether further surveys are likely to be carried out. It was also suggested that statements in the Design and Access Statement made erroneous claims such as to the Yaxham Waters Café now closed and needed correction. Finally, it was also highlighted that as the area was rural, then perhaps two storey dwellings at the rear and bungalows at the front would be more sympathetic. The Resident's comments were **NOTED.**

The Yaxham Waters and The Old Post Office – applicant addressed the Council with regards historical positive relationships between the site and the village. It was explained that the middle field application would have helped the business recover its position and allow development of the Priors Field location. In terms of the rising popularity of tourism in the Breckland area, which has been massaged by the recent Corona Virus, popularity in the complex has risen. In terms of meeting this demand for visitors, refusal of increased numbers of lodges has sadly resulted in the decision to revise expenditure which has sadly encompassed the closure of the café and the resultant job losses, and of course, a loss of amenity for local users. He confirmed that all lodges would be single storey, would not overlook neighbouring properties and that this would enhance the site.

The Old Post Office – It was confirmed that the wish was to attain planning permission, followed by demolition of the existing building and site clearance, including the management of Japanese Knotweed. Benefits to the community would include moving the building line back to increase the distance to the road which would reduce current visibility problems experienced by school users. The access route to the school driveway would be relinquished and that the intention would also be to widen existing narrow footpaths to assist pedestrian access to the school and surrounding area. New entrance off the main road is included in the design. The site development is intended to enhance the look of the site and immediate area. The comments were NOTED.

A member of the public queried the potential use for permanent residency of the lodges at Yaxham Waters and questioned the reasons for closing the cafe. The representative of Yaxham Waters responded stating the original remit of the site was 12 months use for tourism and tents, but this was now reduced to 11 months; all owners must be paying Council Tax at a permanent residence. It was confirmed that the café was run essentially as a service for the community, but the creation of additional lodges was pivotal to the continuing funding of the café. The café will remain closed for the foreseeable future as current Covid-19 restrictions serve to exacerbate economic pressures.

A member of the public raised concerns over potentially 8 vehicles using the developed site of 4 houses at The Old Post Office and questioned the safety of the increased traffic flow. It was confirmed that potential purchasers of finished properties would likely be school users who would walk to school so that it was hoped this would reduce some road use and that it was considered the size of the site was sympathetic to increased road use.

The Chairman summarised the comments raised and expressed regret at the closure of the Café and associated job losses and queried the accuracy of the Design and Access Statement. The Chairman clarified that the Middle Field site had not been refused but the number of the lodges reduced.

The applicant responded and expressed regret that local residents would suffer as a repercussion, but due to economic pressures the Café would remain closed. However, he hoped it might reopen sometime in the future. The Design and Access Statement for the Old Post Office he confirmed was composed when expecting approval for the original 28 lodges which did not transpire.

The Chairman asked that it be noted that both Breckland and the Parish Council had requested for a whole site application which could have enabled increased development.

5.0 Planning

5.1 To consider new or amended applications

3PL/2019/1430/F Yaxham Waters, Yaxham - Change of Use of Middle Field from Land used for camping and touring caravans to land for stationing 13 (down from 28) holiday lodges for Yaxham Waters and provision of shed/deck/fences to existing lodges and drainage infrastructure. There was extensive discussion. The Chairman **NOTED** that the Parish Council welcomed and appreciated the connection to the foul sewer at Yaxham Waters and the reduction of the original proposal for 28 lodges to 13 and summarised the issues. He **PROPOSED** that the Parish Council submit a **NO OBJECTION** to this application provided that the applicant submits a Surface Water Flood Management Plan, satisfactory to the Local Lead Flood Authority. **SECONDED** by Cllr Gust; **VOTE - 5 in FAVOUR, 1 AGAINST and no ABSTENTIONS – AGREED**

3PL/2020/0793/O The Old Post Office, Clint Green. Demolition of the Old Post Office and the Erection of Four Dwellings, and Access. There was extensive discussion. The Chairman summarised the issues and **PROPOSED** that the Parish Council **OBJECT** to this application on the grounds that: it represents over-development of the site in contravention of the Neighbourhood Plan Housing Policy HOU2; and the highways access issues of this number of properties so close to the junction with Well Hill and the access to the Primary School. **SECONDED** by Cllr Couves; **VOTE - 5 voted in FAVOUR, None AGAINST, and 1 ABSTENTION – AGREED.**

3PL/2018/0021/D - Development site off Elm Close for 42 dwellings - Appeal reference **APP/F2605/W/20/324682** – The Chairman confirmed that the deadline for written submissions to this process was 31.08.2020 and encouraged the public to submit their comments, to contact the Clerk for details. The Chairman confirmed that NP4Yaxham and the Parish Council would be submitting separate responses as would Breckland Cllrs Paul Claussen and Ian Martin.

3OB/2020/0021/OB Land North of Norwich Road Yaxham, Reduction in Affordable Housing from 40% to 25% - The Chairman confirmed that this matter was due for consideration and decision at Planning Committee.

6.0 Finance

6.1 Schedule of Payments –

	To Pay	Detail – invoices available	£ Total	£ VAT	£ Ex VAT
i.	Clerk	Salary & Expenses for August HMRC	£ 284.00 £ 66.00	£ 0.00 £ 0.00	£ 284.00 £ 66.00
ii.	Norfolk County Council	Parish Partnership Scheme – Whinburgh Road Works	£ 1175.00	£ 0.00	£1175.00
iii.	NALC	Charities and Parishes Training - IM	£ 54.00	£ 9.00	£ 45.00
iv.	Harlequin	Printing of VJ Leaflets	£ 89.00	£ 0.00	£ 89.00

The Chairman **PROPOSED, SECONDED** by Cllr Maggie that the Schedule of Payments be **AGREED** Unanimously

7.0 Playground Re-opening Project

7.1 To agree the approach to the proposed YVAA Working Group for this project

Debate took place regarding the Parish Council's options in terms of supporting the YVAA in terms of re-opening the play area. It was **AGREED** that as Liaison Cllr for the YVAA, it was **PROPOSED** that Cllr Couves would contact the Chairman of the YVAA to confirm the Council's willingness to assist financially and practically to work towards re-opening the area. This was **AGREED** unanimously.

7.2 To agree to earmark £1,000 from the projects earmark to help cover the costs of materials required get the playground re-opened this summer.

Discussion took place surrounding options for use of a potential grant of £1000.00, allocated from the Project Earmark Budget for associated costs of works to re-open the play area ideally for the summer. It was **PROPOSED** that Cllr Couves approach the YVAA with confirmation of £1,000 of the Projects Earmark be allocated help the play area to re-open with the current play equipment, in order to cover materials and related works if required including additional safety reports, remedial repairs and insurance provision. **SECONDED** – Cllr Oechsle, **VOTE 5 IN FAVOUR, NONE AGAINST; and 1 ABSTAINED – AGREED.**

It was also suggested that discussion surrounding the Parish Council managing the Play Area should be investigated and deferred for full debate at a later meeting should the YVAA wish to defer this role. Cllr Couves to draft a response to the YVAA and circulate to Cllrs before sending.

8.0 To note the time and date of the next meeting of the Parish Council

Thursday 24th September 2020 at 7.15pm via Zoom meeting platform.

The Chairman invited all the Cllrs to attend and assist the VE/VJ Celebratory event on Sunday 15th August 2020 at the Village Hall. Social Distancing measures will be in place.

The meeting closed at 21.07hrs with no further matters arising.