



MINUTES OF THE MEETING OF THE PARISH COUNCIL held remotely over Zoom at 7.15pm on Thursday 12th November 2020

Present: Cllrs Ian Martin (IM) (Chairman), Maggie Oechsle (MO) (Vice-Chairman), Chris Couves (CC), Bob Gust (BG), Peter Lowings (PL) from 7.25pm and Richard Whadcoat (RW)

In attendance: Clerk and 2 members of the public.

1. Chairman's Opening Remarks

The Chairman welcomed everyone to the meeting.

2. Apologies for absence – Cllr Anthony Cheetham (AC) due to internet issues. Apologies were accepted

3. Declarations of Interest -
No disclosures made.

4. Public Session

A resident reported that he has been litter picking in the village

5. Planning

To receive and consider new planning applications

- 3PL/2020/1097/F: Yaxham Waters, Dereham Road – Use of the land for the stationing of 18 holiday lodges with associated hard standings and storage sheds.
There was lengthy discussion and it was agreed that the application is not supported unless there is a significant reduction in the number of lodges proposed for the following reasons:
 - Whilst welcoming the reduction from the originally planned 28 lodges (including the currently permitted 6) the Council believes that the increased density of the number of lodges none the less seriously damages the open nature and character of the site.
 - The Middle Field application and permission 3PL/2019/1430/F reduced the planned number of lodges from 28 to 13. Given the applicant's stated aim for Prior's Field is that this is the "premium" field of the holiday park, the Council believes that a similar reduction – and possibly further given the much larger pond on this field – should be applied here to say 6 new lodges giving a total of 12 lodges on Prior's Field.
 - The consequent impact on the neighbouring residential areas of Priors Grove and Fieldings Drive will have an unacceptable effect on residential amenity in direct conflict with Yaxham Neighbourhood Plan Economic Development Policy ECN 1 New Development.
 - The Council regrets that the apparent agreement reached between Yaxham Waters and the neighbouring properties to include conditions within any application has not been included. There are real concerns amongst the immediate neighbours based on their experience of noise from the established lodges at one field remove, and the continuous earth-moving and other works that have continued for much of this year. There is particular concern regarding proposed lodge sites P6, P8, P10 and P11.
 - The Council also has significant concerns about the Plandescil report as regards the storm water proposals given the medium to high risk of surface water flooding in parts of the site (EA Surface Water Flood Risk maps), and the importance of the drainage ditches around Priors Field:

- Who will monitor the work as we are advised it may not come under building control so no independent checks.
 - The survey is not site specific.
 - 1:1000 or 1:100 years is not accurate due to the speed of new development.
 - The flood risk assessment appears to show that the site may flood to a depth of 300mm.
 - The report asks that the attenuation ponds should be lined to stop ground water ingress, but we could not locate them on the plan on Middle Field or Priors Field – unless they mean the fishing lakes which we understand by their nature will not be lined?
 - The report states that the design will not increase flooding on site, what about offsite? The Plandescil report in 5.0 p.15 - off site impacts - that “it is evident that any hydrological change within the catchment will have an effect downstream but will be contained in an attenuation drainage system and discharge from site at a controlled rate into the ditch network”. But if there are no lined attenuation tanks, how will this be contained?
 - The flow control chambers have a manual bypass valve so water can be released in the event of flooding on site, and will that in turn cause flooding downstream?
 - The runoff water is supposed to be of good quality therefore no interceptors have been added so in the event of fuel spillage etc on site it goes directly into the river.
 - The foul water manholes are not sealed, in the event of flooding the water will get into the site drains and then pumped into the Anglian Water system compromising the pumping stations on Norwich Road etc.
- As stated previously the Council is concerned that there are no services on Yaxham Waters Holiday Park. Those staying in the lodges will therefore have to use their cars to travel anywhere.
 - Contrary to the Design and Access Statement, the well-used Café has been closed apparently permanently with a loss of some 30 jobs. The applicant has sought to blame the Parish Council and Breckland for this because of the reduction in the number of lodges on Middle Field, and now blames Covid-19 – in short the applicant blames everyone and anyone except himself.
 - This new application will therefore generate no new jobs or any other benefit for Yaxham, but instead lead to more congestion on the B1135.

For all these reasons the Council objects to this application and calls on Breckland Council to refuse it, unless there is a significant reduction in the number of lodges.

If the number of lodges is significantly reduced and the Local Planning Authority is minded to eventually permit this application then Council requires that amongst the usual conditions attached to such a permission then conditions 3 and 4 of the Middle Field permission 3PL/2019/1430/F, shall be included in any permission.

To note any planning decisions

- 3PL/2020/0997/HOU: Rose Bank, Norwich Road – Proposed two storey extension with attached garage to the side of property. APPROVED by Breckland Council

6. Finance

- To agree the following items for payment

To Pay	Detail Invoices available for viewing	£ Total	VAT	Ex VAT
YVAA	Replacement of cheque 10149 – Community Café VE/VJ reimbursements	£130.00	0	£130.00
GeoXphere Ltd	Parish Online subscription	£30.00	£6.00	£36.00
H Frary	Portable Hard drive	£39.99	£6.67	£33.32
H Frary	Zoom Subscription (November & December)	£28.78	£4.80	£23.98

W Cheetham	Materials for staining planters and bus shelter	£87.13	£14.52	£72.61
CPRE	Membership	£36.00	0	£36.00

The above schedule of payments was AGREED unanimously. Proposed: IM, seconded: CC and unanimously agreed

- To agree to the purchase of a new 'Yaxham Cares' banner up to a cost of £100.00. There was discussion around the possibility of spending the money to purchase a refrigerator for the Village Hall which could be used to store Covid-19 vaccines rather than a banner. It was generally felt that more information would be needed before making this decision. **IM and the Clerk to investigate when more information is known.** It was agreed that a banner be purchased at a maximum of £100. Proposed: IM, seconded: MO with five in favour and one against.

7) To agree the contents of the Grass Cutting contract prior to being circulated for tender

The draft contract has been circulated and was discussed. IM explained that the contract has been broken down into two sections and two different contractors could be engaged. The football club have seen the document and agreed the content, it was also noted that the play area will only be strimmed or cut if it is open. There have been four expressions of interest, and they will be approached with a view to requesting a quote before the meeting. **IM and the clerk to finalise and circulate this week.** Proposed: IM, seconded: RW and unanimously agreed

8) To agree the Councillor to attend Norfolk ALC meetings to represent Yaxham Parish Council

IM explained that Norfolk ALC are now a mutual organisation and any subscribing Council is automatically a member and may nominate a Councillor as representative. It was agreed that the Chairman be the nominated representative, however any Councillor may attend a meeting if they wish. Proposed: IM, seconded: RW and unanimously agreed.

9. Urgent Business

None

10. To note items for the new meeting Agenda

Vattenfall Judicial Review documentation – this will be taken under correspondence as the Council will not be making a financial contribution.

The Clint Green Village Gateway has been improved and thanks were recorded for the Chair and Clerk in expediting this.

RB8 update. CC reported that he is awaiting a response about the damage that has been incurred and the actions that the landowner will be taking.

11. To confirm the time and date of the next meeting of the Parish Council

Wednesday 25th November 2020 at 7pm via Zoom.

The meeting closed at 8.05pm with no further matters arising.