



**MINUTES OF THE EXTRAORDINARY MEETING OF YAXHAM PARISH COUNCIL
HELD ON TUESDAY 18TH OCTOBER 2022 AT 7.00PM IN THE DAVID MYHILL ROOM AT
YAXHAM VILLAGE HALL**

Present: Cllrs Maggie Oechsle (MO) (Chairman), Chris Couves (CC), Peter Lowings (PL) and Bob Gust (BG)

In attendance: Clerk and 11 members of the public.

1. Chairman's Opening Remarks

The Chairman stated the purpose of this planning meeting was to consider the sites put forward.

The Chairman welcomed everyone and thanked them for coming. She also informed everyone that the meeting was being recorded.

2. Apologies for Absence

Apologies for absence were received from Cllrs Richard Whadcoat and Ben Conway. All approved this.

3. Declarations of interest

There were no declarations of interest.

4. Public Session

The Chairman explained that it is important the Parish Council begins to get an idea of how the local community viewed the amount of development being proposed in the village.

A member of public raised the possibility of more development behind the current Badger Homes site and how many houses were left to be built on the site. The Chairman explained how much Badger Homes actually owned.

The Chairman asked if everyone wanted the developments as maybe residents feel more development comes with more local services.

A member of the public asked with all the current development that have occurred has the parish gained any services. The Chairman confirmed there had been nothing and the parish was actually demoted as a service centre after the last local plan.

CC said other local developments need to be considered and their impact on Yaxham.

BG raised the issue of surface water and sewage and where this would be going.

CC raised the point of the impact on the environment and a member of the public stated that everyone has needed green open spaces especially recently.

The Chairman asked how the council should proceed from here and whether anyone was in favour of the developments.

A member of the public stated that unless there were new services any new developments could not be supported.

A member of the public stated that more of the houses need to be affordable housing and that developments often start with 40% and then drop to only 25% affordable housing once the development has begun.

The Chairman stated that they say they are going to assess all the sites individually but we don't know as yet what the criteria are.

The Chairman informed everyone the Neighbourhood plan is now 5 years old and needs to be updated and reviewed so it stays relevant to the new Local Plan. There are already many policies already in place.

PL said that volunteers were needed, local parishioner's views were needed as the neighbourhood plan is for the parish.

A member of the public asked what exactly do they want volunteers to do.

PL answered and explained that there would be a meeting once a month to discuss where they would like to see developments and where they wouldn't like to see developments as well as discussing the lack of infrastructure. An example being schooling and where are the children on these new estates going to be schooled?

5. Planning

5.1. To receive and consider any new planning applications.

3PL/2022/1065/VAR Land off Shipdham Road, Westfield Road and Westfield Lane

The Council objects to increasing the proposed number of homes to 380 from 291 which would increase the density to 28 homes per hectare.

All agreed.

3PL/2022/1071/O Land to the east of Westfield Road and to the south of Westfield Lane

The Chairman explained that this was for another 89 homes of which 23 will be affordable homes. This would mean a higher density of 28 per hectare.

The Council will object on the grounds of the density factor, the bridge weight capacity, S106's needing to be revisited, lack of infrastructure and environmental impact.

CC proposed, BG seconded and all agreed.

5.2. To note any planning responses made since the last meeting.

None

5.3. To note any planning decisions.

3PL/2022/0854/VAR Land North of Norwich Road - **APPROVED**

5.4. Other planning issues.

None

6. Local Plan Review

The sites are being assessed by Breckland and these will be published at which point a public consultation will be possible. The Parish Council want to ensure that the residents in the village are aware of what is going on so that if they wish to, they can share their views and incorporate them into the Parish Council's response as well as individual responses.

The Chairman asked how to involve the community in the Local Plan review?

CC suggested a newsletter being sent out followed by a public meeting in the new year to gauge opinions.

A member of the public asked what the timeline was. The Chairman clarified that Breckland would assess the sites and then publish their own recommendations.

The Chairman asked where in the Parish do most people get their information from? A community Facebook page was suggested and this would be followed up by a few people from the meeting. A newsletter / leaflet was considered the best way to communicate and inform people in the Parish.

7. Urgent Business

The Chairman raised the issue of a new BT post on the corner of Cutthroat Lane obscuring oncoming traffic and confirmed this would be raised at the next meeting.

8. To note the next meeting dates of the Parish Council

20th October, 24th November and 12th January 2024 noted.

Meeting closed at 8.33pm with no further matters arising.