



**MINUTES OF THE MEETING OF YAXHAM PARISH COUNCIL  
HELD ON THURSDAY 12<sup>th</sup> JANUARY 2023 AT 7.30PM IN THE DAVID MYHILL ROOM AT  
YAXHAM VILLAGE HALL**

**Present:** Cllrs Maggie Oechsle (MO) (Chairman), Peter Lowings (PL), Ben Conway (BC), Bob Gust (BG) and Richard Whadcoat (RW)

**In attendance:** Clerk and 12 members of the public and Cllr Paul Claussen

**1. Chairman's Opening Remarks**

The Chairman welcomed everyone and informed them that the meeting was being recorded and wished everyone a Happy New year.

**2. Apologies for Absence**

Cllr Chris Couves received and accepted.

**3. Declarations of interest**

No declarations of interest were given.

**4. Public Session**

None

**5. Reports from County and District Councillors**

CC Connolly's apologies received and accepted. His regular reports had been circulated as well as George Freeman's Constituency Report.

Cllr P Claussen informed the meeting of the County deal which will be going through the County process in the very near future.

**6. Minutes of Previous Meetings**

**6.1.** To approve the minutes of the Meeting of the Parish Council held on 24.11.2022.

All agreed.

**6.2.** To receive the Clerk's Report on matters since the last meeting.

Posted online separately.

**6.3.** To consider matters arising from minutes of previous meetings not considered elsewhere on this Agenda.

None

**7. Planning**

**7.1.** To receive and consider any new planning applications.

**3PL/2022/1374/F - Beech Farm, Norwich Road OBJECT - All agreed**

The Chairman read out emails received from Parishioners noting their concerns.

It was noted the Historic Buildings officer had written a comprehensive report.

It was proposed that Yaxham Parish Council object to this application on the grounds that it is a six bedroom, three storey replacement dwelling that would be overwhelming in the rural location. This is contrary to Breckland Policy HOU11 which clearly states the scale and height of any replacement dwelling should be of a scale and design sensitive to the countryside setting. This policy is reinforced by Yaxham Neighbourhood Plan Policy HOU6 relating to the design, height and scale of a redevelopment should seek to avoid conflict with neighbouring properties and retain the rural nature of a small village. It is also sited outside the Clint Green settlement boundary. **ALL AGREED**

The Chairman asked Cllr P Claussen to call the Beech Farm application in for consideration by the Breckland Planning Committee. The Councillors all agreed to this.

**7.2.** To note any planning responses made since the last meeting.

**3PL/2022/0908/VAR** - The Old Post Office, Norwich Road **PERMISSION**

**3PL/2022/1190/HOU** - 30 St Peters Close **PERMISSION**

**7.3.** To note any planning decisions.

None

**7.4.** Other planning issues.

Update of trees and hedges between St Peters Close and Mill Lane

The Chairman and BG met the new Breckland Tree and Countryside officer recently for a site visit and he is going to prepare a report stating that the Oak Trees are suitable for TPOs and the copse near the pond is a landscape feature.

## **8. Local Plan Review / NP4Yaxham**

**8.1.** Update on Westfield planning variations

The Chairman reported that Cllr Roger Atterwill questioned officers at length about the Westfield Lane bridge at the planning committee meeting as this was hardly mentioned and they will keep a watching brief on this.

**8.2.** Report on Breckland briefing on Local Plan on 20<sup>th</sup> December 2022

Breckland said they would not consult the Parishes and would use the existing data they have on the sites. The Chairman said it was mentioned that their present data is not up to date especially with regards to flooding as the data is not accurate. Cllr P Claussen informed the meeting that the LLFA have the loudest voice with regard to flood risk. The Chairman asked Cllr P Claussen to double check what data they are using to prepare the Local Plan as if they are using their old flood risk assessment it is not accurate.

The Chairman asked Cllr P Claussen if the issues and options document that was presented to cabinet (assuming that it had gone through) and with the 8 week consultation, had a date been set? Cllr P Claussen stated he cannot confirm the date as yet as he has not been told.

RW said 100 more sites have submitted since the call for sites had ended and Yaxham Parish Councillors do not know where they are or when they will know?

**8.3.** Update on meeting held on 5<sup>th</sup> January 2023

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PL stated that there was a very good turnout for the meeting - around 80.

The Chairman reported a new working group of volunteers has been set up to do the Neighbourhood Plan review.

#### **8.4. Terms of reference for the new Working Group**

The Chairman informed the meeting the new working group will undertake the review process in a democratic, transparent and fair fashion. Give and encourage those who live in Yaxham the opportunity to inform and shape the process, make this a positive and constructive process to improve the quality of life and strengthen the community.

It was agreed to change the maximum number of people to be able to become members to be 15.

The terms of reference were proposed by BC and seconded by PL.

#### **8.5. Location of working group meetings to be agreed**

The meetings are to be in the David Myhill room with first one on 26<sup>th</sup> January 2023.

The Chairman mentioned the Hustings and where were these to be held as the main hall in the Village Hall is booked most of the time except some Saturdays. The Chairman raised the possibility of the Church rooms being used.

BG confirmed this was an option, but there is no heating. The YFC are having a structural survey done as they would like to convert this into changing rooms. It has water and electricity although the water has been switched off.

The Chairman and BG to ask the YFC if they wanted to do a joint project to renovate the Church Rooms to the mutual benefit of both the Parish and the YFC. This is to added to the next agenda.

### **9. St Peters Close flooding**

A MOP has provided the Chairman with another three dates when flooding has occurred and has not been sorted despite Anglian Water visiting a number of times.

The Chairman explained that Anglian Water had informed them that the pipe going into the ditch is owned by Breckland and is too small and therefore blocks easily. Cllr P Claussen agreed to find out who at Breckland the Parish can contact with regards to fixing this.

### **10. Parking**

#### **10.1 School**

BG is in contact with Austin Clarke of the Police who is considering getting double yellow lines put down. The Police however do not enforce parking and it is now an independent company. The Zigzag lines have been repainted. Austin Clarke is also in contact with Highways regarding the 20mph flashing lights. BG to ask if there could be a police presence now and again.

The Police to give BG some leaflets to hand out at the school. A MOP stated that you need the support from the school which they do not feel is forthcoming. BC said he has raised the issue at a school Governor's meeting and the school is reluctant to get involved in parking issues outside the school as it is beyond their remit and if they advised on alternative parking arrangements and there was an accident then the school would be responsible.

## 10.2 Church Lane

The resident so far has not taken any notice of the letters she has received about parking her car too near the road junction.

## 11. Play Area Working Group Report

**11.1** To consider the Annual inspection report and weekly inspections. Agree any actions arising.

The annual inspection of all the Playground equipment reported that everything was in good order.

**11.2** To receive update on the Playground installation

The Chairman expressed thanks to Cllr Couves for the work he had undertaken ensuring that the new fence and play equipment had been installed.

## 12. Highways and footpath issues

**12.1** SAM2 Norwich Road

An email had been received from a resident asking for the SAM2 to be placed on Norwich Road. All agreed to ask for permission to place the SAM2 on a pole on Norwich Road. The Clerk to ask Highways.

**12.2** To note any other Highways matters needing attention.

MOP said the sign post at the bottom of Well Hill is in very bad condition.

Other issues raised were a pot hole on Pinns Lane, a pot hole near Yaxham Waters and a request for a dropped curb opposite Cutthroat Lane.

All agreed and the Clerk to raise these matters with Highways.

## 13. Norwich Road bus stop

The Clerk informed the meeting that Westcotec aim to install the bus stop sometime in January.

## 14. Finance

**14.1.** To agree the following items for payment (January) \* already paid

To Pay	Detail Invoices available for viewing	£ Total	VAT	Ex VAT
Harlequin	Newsletters	50.76	-	50.76
David Bracey	Playground inspection	144.00	24.00	120.00
Action Play	New Play Equipment	17,965.46	2,994.24	14,971.22
Clerk	Clerk expenses for December*	30.00	-	30.00
Clerk	Clerk expenses for January	46.89	2.39	44.50
Clerk	Clerk wages for December*	480.00	-	480.00
Clerk	Clerk wages for January	420.00	-	420.00

The Clerk informed the meeting that a payment had already been paid to Gallagher Insurance for £55.50 for the new Play equipment insurance but the Clerk had forgotten to add this to the payment schedule.

**14.2. To note any receipts**

<b>Detail</b>	<b>£ Total</b>	<b>VAT</b>	<b>Ex VAT</b>
NONE			

**14.3 Bank position**

The Chairman and PL to remain on the mandate and are to become familiar with the login in and processing payments for the new bank account.

**15. Correspondence Received since last meeting**

The Chairman confirmed that all the information had been received in respect of the May elections and a photo ID was required in order for people to cast their vote.

Correspondence had been circulated to Cllrs by email from NALC Newsletters, updates from CC Connolly, Rural Bulletin, CAN newsletters, CPRE newsletters, Police updates and general circulars.

**16. Urgent Business**

The Chairman informed the Councillors that another Parish Council representative is required for the Townlands Charity as Sue Martin has resigned. PL agreed to join and will attend the next meeting.

**17. To note the next meeting dates of the Parish Council**

16<sup>th</sup> February, 23<sup>rd</sup> March and 27<sup>th</sup> April for the Annual Parish Meeting.

The 18<sup>th</sup> May will be the Annual Parish Council meeting and the New Parish Council meeting for the first time.

The Chairman stated that the Hustings in the Village Hall would have to be one of two Saturdays unless YVAA could change one of its bookings for a weekday.

It was agreed to have the Hustings at 11am on Saturday 15<sup>th</sup> April for Breckland Councillors and midday if a Parish Election is required.

The meeting was closed at 9.11pm