



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 19th December 2019

Present: Cllrs Martin (Chairman), Oechsle (Vice Chairman), Cheetham, Gust and Whadcoat

In attendance: 12 members of the public

1. Chairman's Opening Remarks

The Chairman outlined that the reason for the extraordinary meeting was to consider planning applications that had a specific timescale for the Parish Council to comment.

In the absence of the Clerk, the Chairman proposed that Cllr Oechsle to take the minutes of the meeting, which was **AGREED** unanimously.

2. Apologies

Apologies were received from Cllrs Couves and Lowings as they had prior commitments. These apologies **AGREED** and accepted. Apologies were also received from the Parish Clerk, and County Cllr Ed Connolly.

3. Declarations of Interest

Cllr Cheetham declared a personal interest in 3PL/2019/1511/F as his son had a planning application pending also in Spring Lane. It was **AGREED** that Cllr Cheetham could stay in the room while discussion took place but he would not participate or vote.

4. Public Session – No reports

5. Planning Matters

5.1 To receive and consider the following new planning applications

3PL/2019/1448/HOU – Sunnyholme, Paper Street, Yaxham

The Chairman had made a site visit to clarify some issues. The property requires renovation and while this was happening the occupants would live above the proposed new garage. The Agent's information was incorrect as the present log cabin would remain and the first floor above the garage would eventually become a home office for the applicant. It was noted that there were no details of drainage and satisfactory arrangements on foul and surface water outflows should be agreed as a condition. The Councillors discussed the matters at length. The Chairman proposed that the application should be supported, provided that a condition be added to ensure the new structure cannot be sold separately and would be solely for the enjoyment of the family – as an annexe – and that the foul water and groundwater arrangements complied with current regulations. This was seconded by Cllr Oechsle and **AGREED** unanimously.

3PL/2019/1511/F – Spring Lane Farm, Spring Lane, Yaxham.

The Chairman had made a site visit to understand the issues. Councillors discussed the matters, noting that this application which would demolish redundant metal farm buildings and 2 silos would be a positive enhancement of the local amenity. The proposed new bungalow could help to secure the independence of the mature neighbour and also allow the local applicant at present on the self-build register the opportunity of fulfilling his ambition. It was noted that the proposed foul and surface water drainage proposals were scant, and it was necessary for more information to be forthcoming and agreed by the LPA. The Neighbourhood Plan policies HOU1, HOU3, and HOU4 would therefore support this application for organic growth and opportunity to a local resident. However, concerns were raised that this proposal would be in conflict with

Local Plan policies HOU 04 and HOU 05. HOU 04 applies to settlements with boundaries and any development is restricted to sites immediately adjacent to that boundary. The application site is not adjacent to the Clint Green settlement boundary and therefore HOU 04 is not applicable. HOU 05 relates to villages and hamlets with boundaries and covers the open countryside. The applicant's site is in the open countryside and therefore Local Plan HOU 05 appears to cover this application. However the last paragraph states:

"Farmsteads and sporadic small scale groups of dwellings are considered as lying in the open countryside and are not classed as small villages and hamlets. These, and isolated locations in the countryside, are unlikely to be considered acceptable."

The challenge therefore is to consider whether all positive planning reasons outweigh the presumption that this application is *"unlikely to be considered acceptable"*. The positives in this application include: the Neighbourhood Plan policies and objectives; in line with HOU 05 it is of appropriate scale and design, does not harm or undermine a visually important gap, the dwelling is self-build, it clears up a deteriorating site that is becoming an eyesore; and as a single storey dwelling its visual profile would be less intrusive than the current buildings. However, the site is considered unsustainable and isolated, because it is over 800m (reasonable walking distance limit in the Local Plan) from services such as the local primary school and the bus stops for the once hourly each way bus service to Dereham and Norwich. The Chairman proposed that this application be supported as being in-line with the Neighbourhood Plan policies. This was seconded by Cllr Whadcoat, and was **AGREED** by 3 councillors, with one abstention.

It was however considered probable that if this application was proceeded with at this stage it was likely to be refused. It was anticipated that villages throughout the district would have similar issues and planners may in time realise that such strict application of HOU 05 and HOU 04 may be detrimental to smaller villages. It was **AGREED** that the Council should communicate these thoughts to the applicant and his agent for them to consider whether to proceed with the application.

5.2 To receive and consider results of planning applications

3PN/2019/0058/UC – The Old Post Office Clint Green – Change of Use has been permitted, including the conditions of the previous permission, which will need to be monitored.

3PL/2019/1209/VAR – Yaxham Waters – Revised layout to access road and 6 lodges – agreed with conditions, which will also need to be monitored.

It was noted that photos of work being undertaken on Prior's Field at Yaxham Waters had been checked by Breckland Enforcement – and all was found to be in compliance with the first approval for Prior's Field in 2014.

6. Finance

6.1. Payments as listed – all **AGREED** unanimously.

	To Pay	Detail	£ Total	VAT	Ex VAT	Cheque No
i.	YVAA	December 2019 Community News Advert	£40.00	£0.00	£40.00	101197
ii.	Harlequin Colour Print	Printing services for December Edition of Parish Council Newsletter	£47.00	£0.00	£47.00	101199
iii.	NALC	Arnold Baker Local Government – 11 th ed – key text	£52.70	£0.00	£52.70	101198

7. Urgent Business – none

8. Date of Next Meeting:

Thursday 23rd January 2020

7.00pm Charity Meeting followed by Parish Council Meeting at 7.15 pm

There being no other business the meeting ended at 7.50pm