



Yaxham Parish Council

Register of Cllr Meetings with Planning Applicants 2019-2023

Published in the interests of transparency – 24th February 2020 onwards.

Date	Cllr	With	Detail	Application
25/10/2019	Ian Martin & Chris Couves	Tim Hay, applicant & owner, Neil Sunderland, Manager Yaxham Waters	Meeting at Yaxham Waters Café & tour of Site	Various
9/11/2019	Ian Martin	William Cheetham, Applicant	Meeting at Gadwall Farm, Spring Lane and tour of site	3PL/2019/1327/O
14/12/2019	Ian Martin	Mr & Mrs R Gill, Applicant	Meeting & site visit at Sunnyholme, Paper Street.	3PL/2019/1448/HOU
18/12/2019	Ian Martin	Mr S Hurren, Applicant	Meeting & site visit at Spring Lane Farm	3PL/2019/1511/F
14/01/2020	Cllr Couves	Chris Hobson Planning Officer and Barry Whybro	To discuss the impact of the development at Yaxham Waters on Priors Field	3PL/2019/1430/D and associated applications
17/01/2020	Ian Martin + Breckland Officers: Simon Wood, Director, Mark Simmonds	William Cheetham, Applicant, John Norfolk, Agent,	Meeting at Gadwall Farm and tour of site	3PL/2019/1327/O
04/02/2020	Ian Martin + Breckland Officers: Jon Berry & Chris Hobson	Mr Tim Hay, Neil Sunderland & Graham Smith (Agent) for Yaxham Waters Ltd	Meeting at Yaxham Waters	Various

23/06/2020	Cllr Cheetham	Mr. Mrs. Tidy, applicants, Mr. Peter Bennet, adjacent land owner / family member.	Site meeting at Birkdale House, Drusilla Way, Yaxham	3PL/2020/0491/HOU
07/07/2020	Cllr Ian Martin	Mrs Deborah Morgan	Telephone discussion re possible new bungalow in the Garden of The Firs, Station Road	Preplanning application consultation. Please see appendix A attached
23/07/2020	Cllr Couves	Mr Tim Hay and Mr Neil Sutherland; four residents of Priors Grove, Yaxham	Site Meeting at Yaxham Waters, Middle Field site.	3PL/2019/1430/F et al Please see appendix B attached

NOTES

Ian Martin is both a parish Cllr and Breckland Cllr and therefore he may have attended meetings in either or both capacities.

APPENDIX A

On 7th July 2020 I was contacted by Deborah Morgan, owner, about the possible development of a bungalow in their garden that runs behind Rose Cottages. This is for them to relocate to from and sell the current dwelling, so that they can live on one level as they get older. They have spoken to the residents of Rose Cottages, and Mrs Prior and Mrs Cushing as their properties also about the property. The workshop attached to the double garage to the back of the property was likely to be removed. Deborah wanted to know whether there were any obvious planning reasons why they should not proceed to draw up an outline planning application and associated plans.

Having checked GoogleEarth, the Breckland Local Plan and the Yaxham settlement boundary, I responded with the following:

- the site is outside, but immediately adjacent to the settlement boundary and therefore in principle it potentially could be permitted under Local Plan Housing Policy HOU04
- the only obvious points would be whether it could be considered to be over-development of the site, or whether Highways might raise any issues about the movements of vehicles on and off the property with two dwellings on it rather than the current 1.

I did say we could not guarantee anything in planning and it would depend on the actual application, but on the face of it there did not appear to be obvious planning concerns that would make this proposal a non-starter.

Ian Martin

APPENDIX B

Concerns raised by residents of Priors Grove regarding the development plans for Priors Field at Yaxham Waters Holiday Park.

Tim Hay opened the meeting by explaining the history of the Main Sewer Connection which was seen as being vitally important for the expansion plans on the Yaxham Waters Holiday Park (YW) facility. After several protracted problems mainly with Anglian Water, the connection was completed and is working well. Several planning applications have since been submitted to Breckland Council (BC) to install lodges on the Middle Field and Priors Field. The Middle Field had permission for 30 tourism tents, however this was seen as not being suitable and the decision was made to install lodges instead. These would attract less people, traffic and reduce noise, making them more attractive to retired people and people wanting either a short or longer break fishing, relaxing or visiting local attractions. A planning application was submitted for 28 lodges on the Middle Field but was refused by BC Planning Officer Chris Hobson in favour of 22 lodges to preserve the open space appearance of the area. Tim Hay further explained that his decision to close the Yaxham Waters Café with the loss of 30 local jobs, 25 full and part time staff in the café and 5 jobs on the holiday park has been brought about by Covid-19 and BC refusing the current planning application for 22 lodges on the Middle Field. Thus, the decision of BC to insist on a further reduction of lodges has placed further financial pressure on the business making it necessary to close the café. Chris Couves asked if the café would reopen again. Tim Hay stated it is unlikely if BC maintain their current stance, however if the situation changes then yes, the café may reopen in the future.

The meeting then moved on to the various concerns raised by Priors Grove residents. These are;

- Security
- Privacy
- Noise
- Height of the trees on YW land
- Possible reduction in value of their properties

Tim Hay explained that he fully understands the concerns expressed and is happy to work with both parties to trying and resolve the issues. Tim Hay went on to say that we are both neighbours and need to work together.

The meeting then moved to the far corner of Priors Field to look at the issues.

After significant discussions Tim Hay agreed to submit a proposal to mitigate the issues raised and would consider the following suggestions;

1. Continue the existing raised bank to the south of Priors Field so that it runs in front of the concerned parties' gardens at No's 8 & 9 Priors Grove. A fence will then be erected on top of the bank to screen the gardens. This will greatly improve security and privacy.
2. To reduce the current tree height on the YW site in order to improve the afternoon and evening light entering the gardens of No' 8 & 9. Regular management of the trees to maintain the desired height should form part of the proposal.

Finally, on the issue of noise, both Tim Hay and Neil Sunderland stated that if there is any unacceptable noise coming from the holiday park in the future this must be reported. It will be dealt immediately, and should the noise continue then the people concerned will be asked to leave the holiday park.

Chris Couves