



YAXHAM PARISH COUNCIL

To all Councillors

You are hereby summoned to the meeting of Yaxham Parish Council on Wednesday 26th July 2023 at 7.30pm to be held in the Myhill Room at Yaxham Village Hall. Please notify the Clerk in good time, and the reason why, if you are unable to join the meeting.

Rebecca Wade
Clerk to the Council

20th July 2023

Yaxham Parish Council welcomes the public and press to its meetings. The public and press are able to address the Council during Item 4 of the Agenda set out below. The law does not permit members of the public and press to take part in the debates. The draft Minutes of the last meeting(s) can be found on the Parish Council website <http://yaxham.com/parish-council/minutes/> or by request from the Clerk, email yaxhamparishclerk@gmail.com.

AGENDA

1. Chairman's Opening Remarks

2. Apologies for Absence

3. Declarations of interest

To receive any declarations of interest in items on the agenda and to consider any requests for dispensation. Applications for any dispensations need to be in writing using the agreed form and passed to the Chairman before the start of the meeting.

4. Public Session

5. Reports from County and District Councillors if present

6. Minutes of Previous Meeting

6.1. To approve the minutes of the Meeting of the Parish Council held on 28.6.2023.

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

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

7. Planning

7.1. To receive and consider any new planning applications.

3PL/2023/0585/D – Land Off Shipdham Road, Westfield Road and Westfield Lane - Application for approval of Reserved Matters (layout, scale, appearance, and landscaping) for all remaining phases (ii - iv) of Outline Planning Permission 3PL/2022/1065/VAR relating to the residential development of 291 dwellings

3PL/2023/0652/F - Yaxham Waters Dereham Road - Use of land for the Stationing of 4 Holiday Lodges and the provision of Decking and Drainage Infrastructure (Area A Countryfield and Areas B & C Middlefield)

3DC/2023/0202/DOC - Gadwall Farm Spring Lane NR19 1SA - Discharge of Condition No 7 & 8 on 3PL/2023/0039/F

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

3PL/2022/1267/F - Chapel Farm, Dereham Road, Whinburgh - Agricultural barn for general agricultural storage (retrospective permission)

This site directly adjoins Yaxham Parish boundary to the south west and as such the Parish Council offers the following comments:

The "barn" building of 639sq m in the centre of the community of Whinburgh is not of a scale in keeping with the design of the surrounding settlement and therefore contrary to Local Plan policy HOU 05 (2). Councillors noted the concerns of Whinburgh residents and Parish Council as to the exact purpose of the steel framed building which appears too big for the stated purpose in a holding now of approximately 3 acres and accessed through a residential area. The "build first, ask permission later" approach of the applicant is deplored and for this reason alone, the application should be refused and enforcement action taken. However, if planning officers are not so inclined then there should be a condition placed on any belated permission that the building is solely for the use of animal husbandry associated with Chapel Farm and for no commercial use whatsoever.

7.3. To note any planning decisions.

3PL/2022/1267/F - Chapel Farm, Dereham Road, Whinburgh - Agricultural barn for general agricultural storage (retrospective permission) - **Approved**

7.4. Other planning issues.

7.5. To receive an update from Yaxham's neighbourhood plan review

8. Play Area Report

To consider the weekly inspection reports and agree any actions arising.

9. Defibrillator

To receive an update

10. To consider School signs/banners for parking

11. Highways and Footpath issues

11.1 To discuss FP1 Cutthroat Lane to Dumpling Green

11.2 To receive an update on Low Lane

11.3 To receive an update on the hedge next to the school

11.4 To note any footpath or highway issues needing attention

12. Finance

12.1. To agree the following items for payment (July) * - already paid

To Pay	Detail Invoices available for viewing	£ Total	VAT	Ex VAT
Idverde Ltd	April grounds maintenance	250.00	41.67	208.33
Idverde Ltd	May grounds maintenance	250.00	41.67	208.33
Idverde Ltd	June grounds maintenance	250.00	41.67	208.33
Unity	Bank Charges*	18.00	-	18.00
Norfolkpts	Training	350.00	-	350.00
Norfolkpts	Training	48.00	-	48.00
R Wade	Clerk expenses for July	56.91	6.62	50.29
R Wade	Clerk wages for July	420.00	-	420.00
R Wade	Clerk wages for August	480.00	-	480.00

12.2 To note any receipts

12.3 To consider the Parish Partnership scheme 2024/25

12.4 To receive and consider the Financial Monitoring Officers report

12.5 Bank position

13. Correspondence Received since last meeting

14. Urgent Business

To consider any issues raised by Cllrs that the Chairman considers urgent.

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

27th September, 25th October and 22nd November