



YAXHAM PARISH COUNCIL

MINUTES OF THE MEETING OF YAXHAM PARISH COUNCIL HELD ON WEDNESDAY 26th JULY 2023 AT 7.30PM IN THE DAVID MYHILL ROOM AT YAXHAM VILLAGE HALL

Present: Cllrs Maggie Oechsle (MO) (Chairman), Bob Gust (BG), Ben Conway (BC), and Paul Bone (PB)

In attendance: Clerk and 4 members of the public

1. Chairman's Opening Remarks

The Chair welcomed everyone and informed them the meeting was being recorded.

2. Apologies for Absence

Apologies were received and accepted from Cllrs G Davison, C Couves and G Howe.

3. Declarations of interest

Cllr B Conway declared a personal interest in item 7.1 in application **3PL/2023/0652/F**.

4. Public Session

A resident reported Station Road had been rechipped but the manhole cover between the junction and Priors Grove remains broken. The Clerk to report.

A resident asked if the hedge along the footpath at Pinns Lane was going to be cut back as it was very overgrown. Cllr BG confirmed it was cut twice a year at the beginning and the end of the season. The Councillors to check and see if it requires another cut.

A resident reported villagers are not happy with the state of the verges as they are very overgrown. The Chair informed the resident that it was the responsibility of Highways.

5. Reports from County and District Councillors if present

DC P Plummer had sent his apologies.

6. Minutes of Previous Meeting

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

The minutes of the meeting were approved without amendment and signed by the Chair as a correct record. **All agreed.**

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

The Clerk has contacted the auditor about auditing the Yaxham Charity Accounts.

The Clerk has reported the broken footpath sign between the school and Cutthroat Lane, Highways have confirmed they are investigating.

The Clerk has contacted Highways about who is responsible for maintaining Low Lane. To be discussed in item 11.2.

The Clerk reported the broken drain at the top of Spring Lane, Highways have confirmed “this has already been reported to the relevant utility company as it is responsibility to repair the cover and surrounding carriageway. Defect has already been identified and prioritised for repair.”

The Clerk has contacted Yaxham Primary School regarding the hedge along the footpath. To be discussed in item 11.3.

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

The Chair reported that application **3PL/2022/0590/F** had been withdrawn for further consultation with Highways.

The Chair asked the Clerk if the defibrillator was back online. The Clerk reported she had been contacted by the circuit as they had a report it had been used. Cllr G Davison had checked it and it was all in working order. The Clerk confirmed it was now back online.

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.

All agreed to object to this development as stated in the Council’s previous response dated 21.10.22. Councillors remain concerned that despite the months that have passed there are still too many unanswered questions and lack of detail relating to the railway bridge with its 3t. weight limit; school parking; lack of assurance that excess surface water will not flow into the River Tud and possibly cause flooding and possible contamination downstream. Considerable Highways and Police concerns about the application have been presented and should be fully clarified and amended where necessary.

There should be very considered thought on design and quality of new homes instead of a developer dumping unsuitable dense and sub sized housing into a rural landscape. The infrastructure does not support such an influx of bricks and mortar or more people either on the environment or in terms of the traffic increase that will follow.

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)

Cllr PB had concerns regarding whether previous conditions on the sewerage system had all been met. Cllr BG confirmed there had been no problems with the sewerage system with the current lodges. **All agreed** no objection as long as the previous conditions are fully discharged.

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

It was noted the discharge of conditions had been met and no response was required.

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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.

None.

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

The Chairman of the working group confirmed the good news that Breckland Council had agreed to provide Neighbourhood planning grants and locality have confirmed funding as well.

The working group has divided into sub committees for green spaces, design, cycle paths and drainage and flooding. Andy Darcy at Breckland had pointed them towards other local plans with good policies that they could adapt to the needs of Yaxham.

The next meeting is on 15th August. Cllr PB to apply for locality funding. The Clerk to apply for the Breckland Neighbourhood planning grant.

8. Play Area Report

Cllr BG reported he would be looking at the play area the next day and that he had lubricated the bracket on the swing.

9. Defibrillator

Cllr BC informed the Council he was waiting for the Estate manager of the school to decide where the defibrillator will be sited and who can access it. If it is on the outside, it will be available to the public and if on the inside only available for staff and pupils. He will not know the decision until they go back to school.

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10. School signs/banners for parking

Cllr BC informed the Council that a parent had asked for the zig-zag lines to be extended further east towards the Old Post Office. Cllr BG said he would contact PC Austin Clarke and see what his view is.

The Clerk asked Cllr BC if he had heard from the school regarding their request of possibly two signs being purchased by the Parish Council and placed possibly on the corner of Well Hill and one where the old bus stop was. It was resolved that no decision could be made until the school confirms they have permission for the placement of the signs.

11. Highways and Footpath issues

11.1 To discuss FP1 Cutthroat Lane to Dumpling Green.

The Chair reported that the Neighbourhood plan working group had been looking at a safe way into Dereham without having to go on public roads. It was agreed to investigate upgrading the footpath from Cutthroat Lane to Mouses Bridge. The Clerk to contact Dereham Town Council Clerk Tony Needham and ask if Dereham Town Council would consider improving the footpath from Mouses Bridge to Dumpling Green.

The Clerk to contact Highways engineers to get their advice on what needs to be done to make it a path accessible to everyone including cyclists and an idea of the cost involved. The Parish Council will then consider putting in a Parish Partnership bid for improvements to Public Rights of Way and Small lengths of formal footway.

11.2 To receive an update on Low Lane.

The Clerk has contacted Highways and asked who was responsible for maintaining this lane. Highways had replied "This is maintained by Highways but this is only done every five years and to a very low standard".

It was resolved to leave the lane as it is and keep it under review.

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

The Clerk reported the school had confirmed the Groundsman would tackle the hedge when he visits during the summer holidays but unfortunately, they do not have a date.

11.4 To note any footpath or highway issues needing attention

Cllr BG reported that the drain at the top of Spring Lane has still not been fixed and is a danger to cyclists. He feels a white line should be drawn round it as a warning.

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

It was agreed to pay the three invoices to Idverde Ltd and to wait to the end of the season to see if another cut is required as the June cut was undertaken later in June due to the hot weather.

The Clerk reported she had contacted Harlequin as they had not sent an invoice and they were happy to wait until the September meeting to be paid. The Chair confirmed the next Newsletter was in the process of being finalised.

The Clerk informed the meeting that she had only paid the net expenses in the previous month therefore had added the difference £14.93 to the August payment.

All agreed for the payments to be made.

12.2 To note any receipts

Parish Charity Clerking charge £312 was noted.

12.3 To consider the Parish Partnership scheme 2024/25

Footpath FP1 Cutthroat Lane to Dumpling Green as discussed in item 11.1.

It was agreed for Cllr BG to contact Austin Clarke to ask if the Parish Council should apply for a Parish Partnership bid for an extension to the zig zag lines.

12.4 To receive and consider the Financial Monitoring Officers report

Cllr PB confirmed he had been through the figures for the quarter ended 30th June 2023 and was satisfied everything was in order.

12.5 Bank position

This had been circulated prior to the meeting

13. Correspondence Received since last meeting

Norfolk PTS, Yaxham Primary School, Norwich Western Link, Road Safety Team, Parish Partnership and Highways.

14. Urgent Business

Nothing was raised.

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

27th September, 25th October, and 22nd November

The Chair closed the meeting at 20.57pm