



YAXHAM PARISH COUNCIL

MINUTES OF YAXHAM PARISH COUNCIL HELD ON WEDNESDAY 31ST JANUARY AT 6.30 PM IN THE DAVID MYHILL ROOM AT YAXHAM VILLAGE HALL

Present: Cllrs Maggie Oechsle (MO) (Chairman), Graham Howe (GH), Bob Gust (BG), Gary Davison (GD) and Paul Bone (PB)

1. Chairman's Opening Remarks

The Chair welcomed Cllrs and said the additional meeting was called to consider the Council's response to two planning applications that had been validated after the agenda was published for the PC meeting on 24th January. Breckland allowed only 21 days for any Parish Council response.

2. Apologies for Absence

Apologies were received and accepted from Cllr B Conway and from Cllr C Couves.

3. Declarations of Interest

There were none.

4. Public Session

No members of the public were present.

5. Planning

Cllrs agreed to use a new approach in responding on planning applications to Breckland using a RAG system (Red, Amber, Green) listing whether or not the proposed development is in accordance with, or is against Yaxham Neighbourhood Plan policies.

3PL/2024/0041/F - Demolition of existing dwelling and outbuildings and erection of two storey dwelling with detached garage/carport with hobby room above, driveway and amenity space - Beech Farm, land south of Norwich Road, Clint Green.

The Parish Council supports the application which replaces an existing derelict farmhouse which is beyond viable repair. The new design and materials proposed are sympathetic and in keeping with the rural nature of the area and similar to those of the property that will be demolished. There was some reservation about driving out of the old access into a 60 mph stretch of road and the visibility splay. RAG rating submitted to Breckland.

3PL/2023/1193/O - Land adjacent Clinton Willows, Cutthroat Lane NR19 1RZ

Cllrs are unanimously opposed to this application, primarily because it is well outside the settlement boundary and although it is an outline application, the design proposed is not in keeping with the character of a rural setting and in particular with the neighbouring cottages on Cutthroat Lane. Councillors were particularly concerned about surface water/sewage management plans using soakaways and the existing water courses in an area known to flood. The NCC Highways comments on the sustainability of the development due to the distance of service centre provision were noted. RAG rating submitted to Breckland.

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

21st February 2024, 27th March 2024, and 24th April 2024.