



YAXHAM PARISH COUNCIL

MINUTES OF THE MEETING OF YAXHAM PARISH COUNCIL HELD ON WEDNESDAY 21ST FEBRUARY 2024 AT 7.30PM IN THE DAVID MYHILL ROOM AT YAXHAM VILLAGE HALL

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

In attendance: Clerk, DC P Plummer, and 18 members of the public

1. Chairman's Opening Remarks

The Chair welcomed everybody and thanked Mark Ogden, Flood and Management Manager at Norfolk County Council and Shane Rose from Anglian Water for attending. It was hoped their presence would help decide how best to prevent surface water and sewerage outflows that have been occurring recently.

The Chair informed everyone the meeting was being recorded and introduced the Parish Councillors and the Clerk.

2. Apologies for Absence

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

3. Declarations of interest

There were none.

4. Public Session

A member of the public informed the Parish Council that Flagship were going to be coming in and clearing the ditch behind his house down to the bridge and he was concerned some of his garden would disappear into the cleared ditch. Mark Odgen said it would be inspected when complete to ensure it was returned to a safe state.

A member of public was concerned with the parking at St Peters Close. Flagship had previously used the accommodation for the elderly and now families were moving in with cars which is causing problems with parking. Emergency services and carers are having problems accessing properties as a result. In addition, residents are being blocked in their drives by other residents and are unable to make appointments and other necessary journeys. Requests to other residents to move their cars is sometimes met with hostility.

The Chair reported she had contacted the Managing Director of Flagship and had informed him of the issues with parking especially the left-hand spur and the hammer head at the western end which is too small for the current number of cars and that residents have suggested they could use their front gardens to park if they had a dropped curb. He has in turn contacted Adrian at Victory Housing who will ask his housing officers to investigate the problem.

A resident had the new drainage plans from Flagship and asked if the extension of the rising main pipe between 50 and 49 St. Peters Close was clean or sewer water? On the plans it goes behind his house and he wanted to know where it was going to go? The Anglian Water representative explained a rising main is a pump sewer which is completely sealed. He would check on Anglian Water's own system and respond.

The Chair questioned why Flagship are only clearing the ditches to the footpath and not all the way down to the river as per the original plan agreed by Breckland. Instead, the new plans are for a pipe to be placed through St. Peters Close through the Diocese land under the road at Cutthroat Lane to the river, with no provision being made to access the pipe and so far, they have given no details as to how they are going to lay this pipework. LLFA and Anglian Water had made no objection to this change. Mark Ogden and the Anglian Water representative will follow this up and get back to the Parish Council.

A resident asked what could he do regarding his land flooding? He has asked his neighbour for permission to dig out their ditch as it is blocked and flooding his meadows and putting his livestock at risk. The Parish Council has also written two letters and had no response, what can he now do legally? Mark Ogden will contact him directly advising him what recourse he has.

Mid Norfolk Railway representative confirmed they have been helping the resident by putting a pump on their land until the water has subsided enough to clear the culvert. They are also looking at clearing the ditch at the level crossing, which would help with the water that flows down Station Road when there is heavy rain.

5. Reports from County and District Councillors if present

DC P Plummer felt it would have been sensible if Flagship had not sold the garages and instead took them down and put car parking spaces in for the residents of St Peters Close.

6. Minutes of Previous Meeting

6.1. To approve the minutes of the Meeting of the Parish Council held on 24.1.2024 and 31.01.2024

The Chair proposed that these be agreed as a true and accurate record of both meetings.
All agreed.

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

The Clerk wrote to land owners in the Parish asking for their help in keeping ditches clear to help with the flooding being experienced by many residents.

The Clerk contacted Matt Lines from Highways regarding the manhole cover opposite Spring Lane and this was repaired 16th February.

The Clerk submitted the Parish Council's response to Breckland's Local Plan Consultation along with the accompanying RAG reports and topic paper.

The Clerk has contacted Ward Gethin Archer regarding the Land on Paper Street.

The Clerk reported the pavement near the junction of Spring Lane along with the silt build-up. Highways have confirmed they are investigating the problem.

The Clerk reported the split manhole cover on Station Road. Highways have investigated and reported the problem to the relevant Authority as the defect is not something dealt with by Highways.

The Clerk reported potholes on Dereham Road between Station Road and Yaxham Waters. Highways responded that these potholes have already been programmed for work and are awaiting repairs.

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

None

7. Flooding

The Chair explained that on Whinburgh Road - B1135 water flows down the road from the south and the west and leads to Anglian Water's pumping station and asked what can be done to alleviate this problem going forward as some residents of the Parish now have sewage flowing into their gardens.

Anglian Waters representative explained the system in the Parish is not a combined sewer system it is only designed to deal with foul sewer not surface water runoff. They are planning at some point in the coming year to do a property level survey at every property in the Village. This does require cooperation from residents. They will be checking for surface water connections and offering alternatives. They will also be checking the sewers, and manhole covers. Anglia Water are also working with other agencies to try and resolve the issues being experienced.

The Chair asked how the new developments are going to feed into a system that is not coping now?

When Anglian Water is consulted regarding a new development in Yaxham they look at the system's capacity to deal with foul sewerage not surface water. There is a lot of capacity in the network for foul sewerage. New developments should not increase flood risk, they have to show that their drainage system can cope with certain criteria regarding surface water.

Mark Ogden confirmed that concentrating on ditch maintenance was extremely important, and was pleased to hear the Parish Council had been in contact with landowners. If they do not act on the Parish Council letters then he will send letters from NCC. They recommend clearing ditches September – October due to less environmental concerns and it is usually drier.

8. Planning

- 8.1.** To receive and consider any new planning applications.

3PL/2024/0074/F - Conversion of outbuilding to 1 bedroom family annex - ancillary to the main property - Holly Lodge Norwich Road.

The Chair invited the applicant to inform the Councillors of his plans and the Councillors asked questions. The Councillors advised the applicant to consult a drainage consultant.

All agreed – No objection

3PL/2023/1193/F - Sub-division of existing garden and erection of 1 four-bedroom dwelling and detached garage - Land adjacent Clinton Willows Cutthroat Lane.

It is noted this application has changed from Outline to Full and a revised application has been submitted. No document changes were made.

Due to this the Parish Council feels no other comments are needed at this time. The Chair asked DC P Plummer if it would be possible to call this application in.

8.2. To consider granting the Clerk delegated powers

It was considered that where it is not possible to obtain a necessary extension from the District Council to allow a planning application to be considered at the next Council Meeting, the Clerk would, having consulted with the members of the Parish Council, make the necessary response, or convene another meeting of the Council. Proposed by PB, seconded by BC and **all agreed**.

8.3. Other planning issues.

None

8.4. To note any planning decisions

3OB/2023/0039/VOB - Variation of planning obligation on pp 3PL/2018/0021/D - affordable housing percentage within this planning permission currently at 40%, be lowered to the current policy requirement of 25% - Land Off Elm Close – **APPROVED**

3OB/2023/0048/DOB - Application to discharge Paragraphs 1.1 and 1.5 of Schedule 3 Part 1 (Open Space) of the S.106 dated 27.03.2018 and varied by the Deed of Variation 06.09.2022 for the planning permission 3PL/2021/0642/VAR - the Discharge of the Open Space Scheme and confirmation of the payment of the Off-Site Open Space Contribution. - Land North of Norwich Road - **APPROVED**

8.5. To receive an update from Yaxham's Neighbourhood Plan review

The Neighbourhood Plan Chair reported they had prioritised responding to Breckland's Consultation along with the Parish Council for the 19th February deadline.

All the policies have now been reviewed by the working group and statements of intent have been added. The Planning consultant has been consulted and he has made some adjustments and advised on specific wording.

They are planning to hold the public consultation in March, where residents will be asked for their views. Once this is complete, they will submit it for regulation 14 by April.

9. Paper Street Title

As part of the Neighbourhood plan review 2 green spaces have been identified, one being a piece of land in Clint Green owned by the Parish Council.

Clint Green currently does not have any green space for residents and the Chair feels this could be used to benefit the residents. It is currently being used as part of a farmer's field.

It was proposed that Councillors ask the current tenant if he would be willing to no longer farm the land and would be open to planting wild flowers and trees for which there are grants available. The Parish Council would then put a fence around the land. The Neighbourhood plan to add this to their consultation session to ask residents their views.

10. Play Area Report

No report provided

11. St. Peters Close Parking

As discussed in the Public Session

12. Highways and Footpath issues

Nothing was reported

13. Biodiversity

PB proposed that boxes could be placed at Pinn's Corner or along footpaths. He also felt biodiversity aligned with the Neighbourhood plan and some of this could be added to the Neighbourhood plan consultation to ask parishioners their views on what they would like. This is to be added as an ongoing agenda item.

14. Grounds maintenance

BG had been unable to meet up with an alternative contractor and will try again. BG is not happy with the lack of communication from the current contractors. It was suggested to contact a previous contractor and ask for quote. BG agreed to contact him and meet up.

It was **agreed** to appoint Nathan Couse to maintain the Children's play area, Pinn's Lane footpath and Beech Avenue. The Clerk to contact him.

15. To receive an update on the purchase of a TV for the David Myhill room

The Chair updated the Council that the YVAA had agreed to a TV being placed on the wall.

16. Finance

16.1. To agree the following items for payment (December and January) * - already paid

To Pay	Detail Invoices available for viewing	£ Total	VAT	Ex VAT
R Wade	Clerk expenses for February	29.60	1.67	27.93
R Wade	Clerk wages for February	490.00	-	490.00

The Clerk explained that Idverde would not be paid this month as their invoice is under query.

The payments were unanimously approved and **all agreed**.

16.2 To note any receipts

Detail	£ Total
Parish Charity	312.00

16.3 Neighbourhood plan payments

To Pay	Detail Invoices available for viewing	£ Total	VAT	Ex VAT
Abzag Ltd	Neighbourhood Plan consultant	2769.12	461.52	2307.60

The payment was unanimously approved and **all agreed**

16.4 Neighbourhood plan receipts

Detail	£ Total
Top - up grant	5000.00

16.5 Bank Position

This was circulated prior to the meeting and PB confirmed he was happy with the accounts and all was in order.

Standing Orders were suspended

16.6 Parish Council Asset valuation

The Clerk reported that during last year's internal audit it was suggested that a valuation of all the Parish's assets was undertaken.

PB queried if the school defibrillator was included in the Parish Council insurance as the Parish Council have taken over the maintenance and on-going costs. BC to check with the school to ask if they are insuring the defibrillator?

PB to ask for a valuation of the War Memorial. The Clerk to investigate getting the other assets valued. It was noted the Parish Council should have a map of where all the assets are. The Chair suggested Parish Online would be able to assist with this.

16.7 To consider the Clerk and Councillors attending the Norfolk Parish Training and Support Spring update Seminar on 21st March

All **agreed** that the Chair and the Parish Clerk would attend the Spring Seminar update on 21st March 2024.

17. To review the following policies

The Financial Reserves and Risk Assessment policies were discussed and **all agreed** to the changes the Clerk had made.

18. Correspondence received since last meeting

Vattenhall Norfolk, CC Ed Connolly NCC briefing February, NCC Service Delegation, Idverde, Norfolk Police Community engagement officer, MNR, CPRE, Healthwatch Norfolk, Norfolk pts, Flagship Homes, emails from residents, Ward Gethin Archer, Anglian Water and Stop the Wensum Link.

19. Urgent Business

BG reported that he is waiting for Garvestone to contact him regarding the return of the SAM2 that is shared.

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

27th March 2024, 24th April 2024, 22nd May 2024.

The Chair closed the meeting at 21.48pm