

Yaxley Parish Council.

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Minutes of the Meeting on 6th January 2016 at Yaxley Community Hall.

Present:

Councillor Pawsey
Councillor A Luff

Councillor Moore
Councillor Hawes

Councillor I Luff
Councillor Hall

Three members of the public.

Philip Freeman Clerk to Yaxley Parish Council.

1. Apologies for absence.
Apologies were received from Councillor Wright, Councillor Watts and Councillor Burn.
2. Councillor's declaration of interests in agenda items.
None.

Meeting closed at 7:35 p.m.

Public Forum:

Mr and Mrs Manning made the following points about the planning application for Sunnyside Cottage:

- The original application was made in 1999 but the work has not been completed.
- The original application was that the south end of the Cottage would be pulled down and converted to storage and a carport.
- The building was affecting Mr and Mrs Manning's property and they had experienced problems with the roof.
- There was one access to Mr and Mrs Manning's property and to Sunnyside Cottage.
- When they moved in they were assured by Mr Burn that there would be one dwelling.
- They had put up the situation for a long time and now another application had been put forward before the completion of the current work.
- The access to the properties is via a lane, and not a road, and this is not viable for additional vehicles.
- They felt they were living in 'limbo'.

In summary their concerns were:

- The access.
- The building was not safe and was pulling away from their property and the roof was bowed.
- There had been an insurance claim to pay for problems caused by subsidence but that work had been completed.

The following responses were made to the questions that were asked:

- The right-of-way to Sunnyside Cottage gave vehicular access and there had been a lot of wear and tear on the lane.
- The houses had not been built for the modern age. The only right-of-way was to Sunnyside Cottage and the new house was to have been a replacement for that property.
- There was no finishing time included in the application.
- There was an expectation that the building work would be completed, and the applicants would have moved into the new house, within four years.
- The applicant stored a lot of materials in the property, including papers he used for work.
- Nothing was happening to the new property and it had deteriorated.
- The application was more than a minor amendments.
- It will be difficult for Mr and Mrs Manning to prove that there had been damaged to their property because of the work.
- There had been black mould on walls, which could be wiped off, but no water could be seen getting into the problem.

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- There was a crack where the two houses joined. The end wall of the neighbouring property was falling away and it had got worse.

The Chairman explained that there were issues that Mr and Mrs Manning had raised that the Parish Council could do nothing about because they were not parish council matters.

Meeting reopened at 7:48 p.m.

3. Notification of any items of urgent business.
Parking by the junction of Eye Road and the Street.
 4. Finance and financial report.
 - a. Review of fees for advertising sign, rights-of-way and use of the storage:
Following a discussion it was agreed to increase the fees for the two commercial rents by 5% and this will be reviewed annually, proposed by Councillor Hawes and seconded by Councillor I Luff.
 - i. Workwear: current fee - £100, new fee - £105.
 - ii. Kier May Gurney: current fee - £500, new fee - £525.
 - iii. Ms O'Shea and Mr Bull: fee unchanged - £100.
 - b. Projects that the Parish Council may finance:
 - i. Disabled toilets/toilet refurbishment for the community Hall:
 - o Quotations for the work:
The Clerk had prepared a comparison of the quotations which had been given to Councillors. In the discussion that followed the following points were made:
 - One quotation was considerably above the levels of the other two.
 - Rackham and Vaudrey had good reputations.
 - The Hall would not need to close for the period of the work as an alternative access would be used and a portable toilet would be hired.
 - The Hall could not afford a loss of income by being closed while the work was completed.
 - The survey, which had been prepared by the Community Hall committee, was being completed at the time of this meeting.
 - From the time of the application it may be necessary to wait for four months for a decision.
- It was agreed that Rackham would be appointed to undertake the work subject to an acceptable timescale, proposed by Councillor I Luff and seconded by Councillor Hawes. The Clerk will contact Rackham to ask what the timescale would be to complete the work. **Action: the Clerk.** If an acceptable timescale was offered then a letter would be sent which would detail the terms of the agreement. **Action: the Clerk.**
5. Planning:
 - a. Applications:
 - i. Application number 3778/15.
Location: Sunnyside Cottage, Church Lane, Yaxley IP23 8BU.
Proposal: Minor material amendment to implemented planning permission 1402/04 ('Erect two storey dwelling an attached cart Lodge using existing particular access') to reduce extent demolition in order to allow creation of annexe (and reduce size of approved cart Lodge).
As a result of the discussion the following points were agreed:
The Parish Council objected to the application, in its current form, for the following reasons:

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- What is meant by an annex? The definition of annex was significant because the application appeared to be for an additional dwelling. Therefore, the Parish Council requested clarification of what was meant by an annex and what restrictions would be placed on the sale of the property?
- The Parish Council did not agree that this was a minor amendment to the original permission because the condemned property would become habitable.
- A new property had been built on the site as a result of the original permission, although it had not been completed, and the new application would make it a completely different project.
- The impact of the application on the attached property.

Yaxley Parish Council, while objecting to the application would ask, if it was granted, that the following conditions will be applied:

- A reasonable time limit for the completion of the work would result from the new application.
- The annex should only be used by a family member.
- If the building, that will result from the new application, was for an elderly relative then the design should be appropriate to the needs of an elderly person.
- If the property was sold then it should be sold as one property not in parts.

The Clerk will submit the Parish Council's objections to Mid Suffolk District Council by the deadline of 8th January 2016. **Action: the Clerk.**

6. A.O.B. - Any items raised earlier but not for an extended discussion or decisions and items for inclusion at the next meeting on 27 January 2016.
- Parking at the junction of Eye Road and the Street:
Councillor Luff made the following points about the Police Information Evening he had attended :
 - Four vehicles were frequently parked on the junction - two vans and two cars.
 - Councillor Luff had received an assurance from the temporary Chief Constable that he would investigate the problem but there was no evidence that any action had been taken.
 - It was agreed that the Clerk should contact the Highways Department of Suffolk County Council and request that flexible markers were placed on the grass verge to stop it being damaged by these vehicles.
 - There had been no proper dialogue with, and no appropriate response from, the police.
 - There had been poor response to the Parish Council as a democratically elected body.
 - It was agreed that the Clerk should write to the Chief Constable and request that he made a response. He had agreed to contact Councillor I Luff immediately after the Police Information Evening and he had taken his personal contact number.
 - It was agreed that the letter should also be sent to the Police and Crime Commissioner, Tim Passmore, proposed by Councillor Moore and seconded by Councillor I Luff. **Action: the Clerk.**
 - Potholes:
it was agreed that the Clerk should report potholes, at the following locations, to the Highways Department of Suffolk County Council:
 - Church Lane.
 - Old Norwich road.

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- Castleton Way.
- In addition there was a sunken manhole near the old Post Office.

Meeting closed at 9:00 p.m..

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