



DEEPING ST JAMES PARISH COUNCIL

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The minutes of the remote meeting of Deeping St James Parish Council held on Thursday 28 May 2020 at 7.30 pm.

Present: Parish Councillors Howell, Dilks (District), Gilbert, Hall, Halls, Hardy, Hosking, Kornfeld, Lilley, Shinkins-Hoppe, Stevens (District), Thomas (District) and County Councillor Dobson.

OPEN FORUM

County Councillor Dobson had provided the following report:

We continue to work on saving lives in Lincolnshire and the fantastic response to the pandemic by staff from all the Districts within Lincolnshire, but I do have to mention the very highly praised work of our staff at South Kesteven. South Kesteven has entered the top 10 achievers in the country with their support to businesses and to those in need.

Businesses are slowly being given the opportunity to re-open, but it will still be a long time before it is 'business as usual'. Both County and District Council are working hard to support these businesses not only through local and government grants, but by engaging with them. Both Team Lincolnshire and InvestSK are doing their best to engage with them, providing additional help alongside local community business clubs, such as the great work of the Deeping's Business Support Group. As a director of InvestSK, I am introducing a regular Mini Business Breakfast so that business owners and senior staff can attend a 45-minute virtual meeting on the first and third Thursday of the month. It will be an informal meeting without any headline speakers, just to meet, listen and talk with others in similar situations. I have been able to donate through the County Council £1,000 to the Deepings Business Support Group for their use among those struggling businesses in the area. I have also had applications from Facial Palsy, Exotic Pet Refuge and the Signal Box Group. Unless anyone has any others that would need support, I am planning to share my remaining £1,000 among these three.

During all the clapping and VE celebrations, there has been a lot of discussion about the release of sky lanterns. Although there is no law restricting the use of these, the County Council would like to ask for your support in discouraging the use of these. They can travel a fairly long way and still alight can fall to the ground causing a fire and or injury to people, animals and property. The remains are still dangerous to wildlife and livestock, causing injury or death.

I have requested a feedback from County on the air quality following the lockdown. The result will probably come as no surprise, but the air quality, especially in the towns has improved tremendously. Perhaps we will be able to create a healthy town environment in the future by creative and responsible town planning.

I shall be updating the local members in June on the proposed new Leisure Facility for the Deepings.

County Councillor Dobson left the meeting.

District Councillor Thomas informed the members that she had spoken to a couple of residents regarding planning application S20/0632 - use of land on Back Lane for dog exercising and the provision of dog training classes and erection of associated buildings for indoor training purposes.

District Councillor Dilks who along with Councillor Stevens had received a letter from the Priory Hall trust reported that a representative from Burghley Estates was involved and the work to reduce the canopy of the Prince of Wales Oak in the car park would be completed by a respected Arboriculturalist. The work would include loosening the soil and installing railings. Councillor Dilks also reported that after spending £284,000 on one company it was the intention of South Kesteven District Council to employ new consultants to complete the

feasibility study for the leisure centre. He concluded by saying that South Kesteven District Council had continued to provide most of its services as normal during the pandemic. District Councillor Stevens added that the Arboriculturalist that would be used to complete the work on the Prince of Wales Oak was the same one that had been recommended by the Woodland Trust. She advised that both herself and Councillor Thomas had allocated some of their District Councillor ward grants to the Deepings Business Support Group and the Exotic Pet Refuge. She confirmed that the District Council were holding remote meetings and the next culture meeting would be on Tuesday 16 June 2020.

- 1.21** To elect a Chairperson.
It was proposed seconded and **RESOLVED** that Councillor Gilbert should remain Chairperson.
- 2.21** To elect a Vice Chairperson.
It was proposed seconded and **RESOLVED** that Councillor Shinkins-Hoppe should remain Vice Chairperson
- 3.21** To agree to accept the signed declarations of acceptance of office from the Chairperson and Vice Chairperson at a future date.
RESOLVED.
- 4.21** To agree to accept the Code of Conduct adopted by Deeping St James Parish Council.
RESOLVED.
- 5.21** To appoint Committees and advisory committees.
It was proposed seconded and **RESOLVED** that the Committee structure should remain the same with the addition of Councillor Stevens joining the planning committee. Due to the resignation of Councillor Blessett a new planning committee Chairperson would be required at their next meeting and it was agreed that until that meeting Councillors Gilbert and Shinkins-Hoppe would deal with any planning applications.
- 6.21** To appoint representatives on outside bodies.
It was proposed seconded and **RESOLVED** that representation on outside bodies should remain the same with the replacement representative on the Footbridge group being agreed at the next planning committee.
- 7.21** To receive and accept apologies where valid reasons for absence have been given to the Parish Clerk prior to the meeting.
The resignation of Councillor Jim Blessett was noted as was his long service with the Parish Council, his role as Chair of the planning committee and his work with the Welland Footbridge project group.
- 8.21** To receive declarations of interest under the Localism Act 2011 – being any pecuniary interest in agenda items not previously recorded on Members' Register of Interests.
Councillor Gilbert declared an interest in agenda item 12.21.1 which included a payment to his company.
- 9.21** To approve the minutes of the previous meeting held on Thursday 30 April 2020.
Agreed as a true copy to be signed by the Chairperson when social distancing restrictions had been relaxed.

- 10.21** To receive the Clerk's report.
 VE Day 75 was celebrated by Royal British Legion bunting being displayed on The Institute building. Thanks also go to Ann Taylor who 'dressed' the WW1 planter on the green at Churchgate and the planter at The Cross on Eastgate. Several incidences of fly-tipping have been reported to both South Kesteven District Council and Anglian Water both of whom have responded promptly. A contract for the provision and weekly emptying of an 1100ltr green waste wheelie bin has now been agreed to dispose of green waste from the Cemeteries.
 Work has been completed on the TPO'd Wellingtonia in the Cemetery, as has the work on the tree with growing within a grave.
 CCTV footage of dog fouling laws being breeched has been forwarded to South Kesteven District Council however at present the Enforcement Officer is not visiting areas due to the current restrictions on movement.
 Notification that the expression of interest for funding for the footbridge from the Rural Payments Agency Growth Programme was unsuccessful has been received.
 Enquiries have been received from several parishioners expressing concerns about trees within the parish and the lack of maintenance of them – one is the responsibility of the District council another is on land that is still owned by the developers although a local resident has offered to pay for some work to be done on the tree and others are within the Cemetery grounds. It is intended that the Cemetery Committee will meet to discuss the next steps.
 Access to PROW no 12 has been re-established and further guidance received from Countryside access at Lincolnshire County Council about the diversion process.
 A number of road and pavement repairs have been reported to Lincolnshire County Council Highways and patching repairs have taken place on Linchfield Road.
 The installation of electricity CCTV and associated roadway repairs at Woody Heights Linchfield Road has been completed.
 Woody Heights remains closed to the public although breaches of this restriction are increasing. The PCSO does visit the area whenever possible.
 At the request of a resident the Environment Agency has been contacted to request they re-issue a letter to reminding residents of Bridge Street whose properties back onto the river not to dispose of garden waste in the water.
 Market Deeping Town Council have acknowledged the Parish Councils suggestion to organise the summer playscheme as a joint initiative should it go ahead this year.
- 11.21** To consider delegating the reviewing of standing orders, financial regulations and policies to the finance and general purposes committee.
 It was proposed seconded and **RESOLVED** to delegate the review of all policy documentation to the finance and general purposes committee.
- 12.21** Financial matters:
1. To approve the payments for May 2020
 It was proposed seconded and **RESOLVED** that payments valuing £15,785.27 should be made.
 2. To note the income received in May 2020
 Noted.
 3. To consider the request for funding received from the British Red Cross Society
 It was proposed seconded and **RESOLVED** that a grant of £500 should be made.

4. To consider the request for funding received from Marie Curie Lincolnshire
It was proposed seconded and **RESOLVED** that a grant of £500 should be made.
5. To note that the public and employer's liability insurance has been renewed with Axa Insurance UK plc for the final year of a three-year agreement
Noted.
6. To receive the up to date asset and land register
The contents of this was noted as was the need to value The Cross and lock-up and the L shaped piece of land within the playing fields on Linchfield Road/Spalding Road.

13.21 Planning matters:

1. To receive an update on the planning application consultations received and responded to since 28 February 2020
The Parish Clerk advised that as the planning committee have been unable to meet these responses have been registered after email consensus on the wording had been obtained from members of the planning committee.

S20/0099	Mr Rowlett 2 Groom Close, DSJ	Reduce ash tree by 40% all round as is encroaching the property and the future health of the tree.
S20/0099	Mr Rowlett 2 Groom Close, DSJ	Reduce ash tree by 40% all round as is encroaching the property and the future health of the tree Applicant is a tree surgeon – assume he will carry out the work sympathetically No Objections
S20/0213	Mr & Mrs Robinson Tall Trees, Back Lane, DSJ	Alterations to form annex to side of existing dwelling For many years there has been a prohibition on the construction of residential dwellings on Back Lane. The only reason this property was granted planning permission early 2000, was that it was designated as an equestrian centre. This did not in fact happen - there were horses in evidence but for private use only There have already been extensions to the original building. This proposed annexe, described as a granny annexe faces due north and will be highly visible from many parts of back lane.

		<p>In the absence of any justification for this addition to an already obtrusive dwelling in this setting,</p> <p>DSJPC would recommend refusal</p>
S20/0264	<p>Mr Darwin</p> <p>81 Eastgate, DSJ</p>	<p>Demolition of an existing storage outhouse and its replacement with a habitable room</p> <p>This is not in the conservation area and the proposed room is to the rear of the property. The existing shed to be replaced with a slightly annexe.</p> <p>No objections</p>
S20/0353	<p>Mr Michelsons</p> <p>Broadgate House, 72 Church St, DSJ</p>	<p>Non-material amendments to S18/2176 (demolition of existing offices and warehouse, erection of six dwellings and change of use of site to residential) amendments include alterations to the driveway</p> <p>No objections</p>

20/0422	<p>Mr Goodliffe</p> <p>26 Blackthorn Close, DSJ</p>	<p>Erection single storey front extension</p> <p>This is not dissimilar to the application that was refused by SKDC (S19/1881).</p> <p>It is a smaller version of the previously refused one, which we did in fact approve.</p> <p>In its favour you could say that is less dominant, does not go right up to the footpath, now 1.3m away, takes up less of the front garden, and make for a cramped street scene.</p> <p>All those points were reasons for rejection.</p> <p>The applicant cites no 8 Lady Margaret's Avenue as having an identical extension.</p> <p>No Objections</p>
S20/0481	110 Eastgate, DSJ	Erection of detached dwelling

		<p>This back-land development proposes to construct a large dwelling to the rear of the pumping station, and in close proximity to the river Welland flood bank, known as Hives Bank.</p> <p>This proximity to the flood bank does give cause for alarm. It is not at all clear from the submitted drawings how close to the flood bank the new dwelling will be built, nor what mitigating measures are to be incorporated into the build in order to reduce the possibility of flooding. There is a real risk that the integrity of the flood bank may be compromised.</p> <p>The Flood Risk Assessment reports attached relate to a previous application for a dwelling of a different design. They are not relevant, therefore, to this application.</p> <p>Moreover, the Environment Agency has not been consulted, and the necessary bespoke Flood Risk Activity Permit required for any construction within 8 meters of Hives Bank has neither been sought nor granted.</p> <p>There is no recent precedent for a dwelling to be constructed so close to, and possibly undermining, the river Welland flood bank.</p> <p>DSJPC wishes to object most strongly to this application</p>
S20/0506	A Arlow 20A Village Streets, Frognall	<p>Alterations & extension to existing dwelling</p> <p>No Objections</p>
S20/0574	D Williams 39 Park Road, DSJ	<p>Demolition of existing garage & erection of new garage</p> <p>No Objections</p>
S20/0632	Ms Russell	<p>Use of land for dog exercising and provision of dog training classes and</p>

	17 Eastgate, DSJ	<p>erection of associated building for indoor training purposes</p> <p>DSJPC would wish to strongly object to this application.</p> <p>The small number of existing developments along Back Lane were historically granted planning permission to support once flourishing horticultural businesses. The more recent caravan storage facility has strictly applied regulations about traffic movement and the small touring caravan park is open only during the summer months, as a result, the lane has retained its pastoral nature, relatively undisturbed by urban noise.</p> <p>This proposal wishes to offer dog training classes all year round, and through almost all of the hours of daylight. Furthermore, it is proposed to offer several classes in the course of one day. Although the number of attendees may be restricted (and it is noted that the number of car parking spaces is 14) this will necessarily generate a very high and unacceptable volume of traffic movements along this narrow and peaceful country lane.</p> <p>Under the emerging Deepings Neighbourhood Plan, Back Lane is designated as a Protected Green Lane. The area around Back Lane and the lane itself are mentioned in the Historic Urban Survey, commissioned by Lincolnshire County Council and Historic England as of historic importance.</p> <p>For all those reasons this application is totally inappropriate and would have a</p>
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		negative impact on a designated Green Lane which is protected from development, therefore DSJPC would wish to object most forcibly to this application.
S20/0654	Mr Notley Sixpence Cottage, 141 Station Road, Deeping St James	Erection of rear single-storey extension, side entrance porch and timber frame garage and double carport No objections
S20/0592	Mr Virdee 69 Horsegate, Deeping St James	<p>Proposal for 2 number 4-bedroom dwellings.</p> <p>Deeping St James Parish Council wishes to object to this application on the following grounds -</p> <p>This application seeks to build two four-bedroom detached houses to the rear of 69 Horsegate.</p> <p>Evidently this is a greenfield site, and although it is possible to construct two dwellings in this space, to do so has an adverse impact on the frontage property, rendering the garden space</p> <p>inadequate for a property of its size.</p> <p>Needless to say, the proposed new dwellings are also left with an unacceptable amount of garden space. Obviously, what is deemed adequate or not has to be subjective in the absence of any planning guidelines, but surely the trend must now be to seek to optimise rather than minimise outdoor living space, and give much greater weight to the need for that to be more generous.</p> <p>Horsgate is one of the earliest streets in the village with the original properties built on substantial plots.</p> <p>As a result, there has been a considerable degree of backland development since the 1970s. Much of that development would almost certainly have failed to gain planning permission when viewed against up to date criteria. This backland development should therefore be</p>

		<p>assessed on its own merits and cannot be justified on poor precedent.</p> <p>The only dwelling in the immediate vicinity, a bungalow situated to the rear of no 67, dates from the 1970s. The proposed two storey dwellings would have a detrimental impact on this property, and the proposed new driveway would cause noise and disturbance to the householder. There are no other examples of backland development to the immediate east of the proposed site.</p> <p>Although there is a degree of separation from the properties to the immediate north in Panton Close, there is a distinct possibility that they would lose some of the privacy they currently enjoy because of the proximity of these large two storey dwellings.</p> <p>The impact on the neighbourhood of this proposed development in this cramped backland site is therefore unacceptable, garden space for both the frontage property and the proposed new dwellings are inadequate, and this application on a greenfield site should be refused.</p>
S20/0686	Mr & Mrs Stone 49 Village Streets, Frognall	<p>Proposed single storey rear extension and garage conversion</p> <p>No objections</p>
S20/0714	Mr Perkins 19 Allen Close, DSJ	<p>Erection of pre-fabricated double garage</p> <p>No objections</p>

Councillor Shinkins-Hoppe advised that Deepings First the neighbourhood plan group had also made representations objecting to planning application S20/0632. Councillor Dilks confirmed that has had called the application in for a committee decision rather than an Officer decision and the Parish Council would be given the opportunity to speak at the meeting when the decision was considered.

2. To note the planning authority's decisions to planning applications that have been received since 28 February 2020

Ref:	Address	Proposal
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S19/1764	Toll Bar Cottage, Tollbar Farm, Spalding Road, DSJ	Extension to approved house type to provide for garage and first floor accommodation above garage and utility room DSJPC- Approved under delegated powers SKDC – Grants Planning Permission
S19/1976	Mr Woodward 23 Meadow Road, DSJ	First floor side extension DSJPC – Approved under delegated powers SKDC – Grants Planning Permission
S19/1881	Mr Goodliffe 26 Blackthorn Close, DSJ	Erection of single storey front extension DSJPC – No objections SKDC – permission has been refused – <i>The proposed extension would result in an unduly prominent addition which would present itself as an incongruous and dominant feature within the street scene, by virtue of its cramped relationship to the adjacent highway and discordant roof pitch. The proposal would have an adverse impact on the established character of the area contrary to Policy EN1 of the South Kesteven District Council Core Strategy and section 12 of the National Planning Policy Framework.</i>
S19/2078	Mr Guy Whichcote, Station Road, DSJ	Erection of single storey side extension to include an en-suite bedroom DSJPC – Approved under delegated powers SKDC – Grants Planning Permission
S19/2052	Mr Keatley 4 Park Estate, DSJ	Two storey side extension over existing ground floor accommodation and rear single storey extension DSJPC – DSJPC object to this planning application with the following comments- The proposed alterations to this semi-detached dwelling will have a detrimental effect on the street scene

		and spoil the harmony of this distinctively built estate SKDC – Grants Planning Permission
S19/1948	Mrs Griffiths 21 Broadgate Lane, DSJ	Submission of details reserved by condition 6 (archaeology) of S19/0256 DSJPC – Noted SKDC – Details are acceptable
S19/1847	Mr Khela 98A Bridge Street, DSJ	Submission of details pursuant to conditions 3 (car park), 5 (surface water drainage) and 6 (materials) of S18/0518 DSJPC – Approved under delegated powers SKDC - Details are acceptable
S19/2213	Julie Fortnum Deeping St James Cemetery, Church Street, DSJ	Raise lower limb on 1 no. Redwood tree by 4-6m and pull back outer growth by 0.5-1m DSJPC- Noted SKDC – Work allowed 28 January 2020
S19/1810	Mr Bamforth Tollbar Farm, Spalding Road, DSJ	Conversion and restoration / repairs of existing barns to form dwelling house DSJPC - Approved with no comments SKDC – Grants Planning Permission
S19/2081	Mrs Russell 17 Eastgate, DSJ	Erection of two storey rear extension and dormer extension DSJPC - No objections SKDC – Grants Planning Permission

3. To receive an update on the Deepings Business Support Group
Councillor Gilbert confirmed that letters of representation had been received from each individual confirming they were acting on behalf of their respective organisations. Copies of these letters had been shared with the Parish Clerk. Adverts had been publicised and responses received. The initial requests have been to signpost individuals to the appropriate help however some of those may return for more direct support of a professional not financial nature at some point in the future. The Parish Clerk was keeping a spreadsheet of income and expenditure.

Initial information would be kept within the Deepings Business Support Group and financial information would be documented for audit purposes by the Parish Clerk who would also maintain a spreadsheet showing income and expenditure. Where-ever possible Deeping St James companies would be helped using funds from Deeping St James Council and Councillors and Market Deeping companies would be helped using funds from Market Deeping Council and Councillors although it was recognised that companies more often than not served customers across the parish boundaries. Councillor Gilbert stated that at the time of the first meeting of the Deepings Business Support Group the parish council were working within the business interruption contingency plan agreed by email by the majority of parish councillors on 19 March 2020 (with minor additions on 27 March 2020) but he was happy to continue to represent the parish council on this group. Councillor Dilks requested confirmation that the April council had been open to all. The Clerk confirmed that the agenda had been shared on the parish council's webpage and included a comment that anyone requiring the access details should contact the Parish Clerk. Councillor Dilks also asked that a list be provided of the names of the representatives and the organisations they represented who were involved in the Deepings Business Support Group. Councillor Gilbert confirmed that this could be provided. Councillor Dilks proposed, that it was noted in the minutes that Councillor Steve Gilbert and Councillor Judy Stevens were representing the Parish Council on the Deepings Business Support Group and that Councillor Shinkins-Hoppe was also involved as the Deeping St James United Charities representative and that the Parish Council were administering the finances. This was seconded and **RESOLVED**.

14.21 It was **RESOLVED** to move into closed session in accordance with The Public Bodies (Admission to Meetings) Act 1960 due to the confidential nature of the business to be discussed in relation to the following matters:

1. To consider staffing issue

Councillor Hosking introduced the minutes of this meeting advising that the Assistant Clerk has handed in their notice and will leave on 17 July 2020. As the Parish Council had already agreed and set a budget to employ a second part-time Assistant Clerk the committee proposed that the two roles should be combined and an advert for one Assistant Clerk working 24 hours per week should be circulated. **RESOLVED**.

Councillor Hosking provided an update on how the Covid-19 restrictions had changed how and where the employees worked. On behalf of the Parish Council Councillor Howell thanked all the staff who had continued to work during this situation.

It was **RESOLVED** to move out of closed session.

15.21 To agree the date of the next meeting.
Thursday 25 June 2020 at 7.30pm

Meeting finished at 9.55pm