



# DEEPI NG ST JAMES PARISH COUNCIL

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Parish Clerk: Julie Fortnum

Minutes of the virtual **Planning & Transport Committee** held on **Thursday 22 October 2020 at 7:00pm.**

Present: Councillors Gilbert, Shinkins-Hoppe, Lilley, Hosking, Stevens, Thomas and District Councillor Dilks.

Julie Fortnum, Parish Clerk and Louise Brown, Assistant Clerk.

**44.21 To receive apologies of absence.**

Apologies were received from Councillor Hardy.

**45.21 To receive declarations of interest, if any.**

None received.

**46.21 To agree the Minutes of the previous meeting held on 17<sup>th</sup> September 2020**

The minutes were agreed as a true representation and will be signed.

**47.21 To receive an update regarding Planning Application S20/0632**

Appreciation was offered to both District Councillor Dilks and Councillor Shinkins-Hoppe for their dealings with this case. It appeared that there were various inconsistencies throughout the hearing of this application and Councillor Dilks welcomed a response from the Council outlining their concerns. Councillor Shinkins-Hoppe offered to put together a letter for consideration at Full Council and would recommended this be sent on behalf of the Parish Council.

**48.21 To receive reports from the clerk.**

Nothing to report.

**49.21 To offer a response to the Government White Paper – Planning for the Future.**

The Councillors were given two appendices supplied by Councillor Shinkins-Hoppe. The first report gave a shortened explanation of the proposed changes to Planning Law. The second document represented the Parish Council's response to the questions raised within the White Paper. Councillors were asked to respond by Monday 26<sup>th</sup> October, if they had any comments. The deadline for submission is 30<sup>th</sup> October 2020.

A visitor joined the meeting.

District Councillor Dilks suggested that this report will be well received by Government from the Parish Council and praised Councillor Shinkins-Hoppe for her work.

Councillor Shinkins-Hoppe said that this topic would also be discussed at the Neighbourhood Plan meeting on Monday evening 26<sup>th</sup> October 2020.

**50.21 To receive an update regarding Planning Application S20/1235 Linden Homes**

Councillor Shinkins-Hoppe provided a document highlighting concerns that the Developer was not complying with the National Planning Policy Framework. Councillor Shinkins-Hoppe felt the impact of this application should be considered alongside the proposed adjacent development of another 680 houses. Councillor Dilks was asked whether the application has been through the Urban Designer and District Councillor Dilks said that he had spoken to the Chair of Development Control to encourage the use of the Design Pad. Councillor Dilks to report back. The Planning Committee would **RECOMMEND** further investigation of this application by Planning Officers.

**51.21 To look into the South Kesteven District Council Local Plan Revision – Issues and Options Report – Public Consultation**

The Planning Policy Consultations regarding the South Kesteven Local Plan Review appendix was circulated and Councillor Shinkins-Hoppe advised that she was working through it and should finish by the end of November.

**52.21 To discuss the Oak Tree on Churchgate Green.**

The Oak Tree on Churchgate Green was reported as having a branch hanging off it, which had been dealt with by Parish Council maintenance worker. The Clerk met with the local contractor who advises on such matters and a further quote is to be obtained. It is intended that the tree be saved by the work which has been suggested.

Councillor Thomas accessed the meeting.

**53.21 To discuss the Oak Tree in the Church Hall Car Park.**

An email was received from The Priory Church Warden, C Herron discussing the work done and needs of the Oak Tree in the Priory Hall car park.

Three quotes have been received regarding enclosing the tree in the car park to protect its' roots for a period of time (post and rail fence, picket fence or iron railings). These quotes were discussed and it was unanimously agreed that the iron railings were much more in keeping.

It had been suggested that access would be made easier if the concrete bollard at the entrance to the car park could be removed. Ownership of the bollard is currently unclear and Councillor Stevens will investigate and report back.

There was dialogue regarding funding for the work and enclosure needed. It was considered that a grant application could be made to both the Parish Council and Deeping St James United Charities on a 50/50 basis. It was also suggested that perhaps Burghley Estates could be approached for financial assistance as they are a stakeholder in the Church Hall. It was **RECOMMENDED** to bring the Oak Tree topic to Full Council.

**54.21 To receive and consider the following planning applications and put forward recommendations to the next Council Meeting or make decisions in accordance with the Committee's delegated powers:**

Ref.	Address	Proposal
S20/1442	117 Swift Close Deeping St James PE6 8QS	Two storey rear extension.  <b>DSJPC – Approved under delegated powers.</b>
S20/1564	103 Horsegate Deeping St James PE6 8EW	Erection of single storey dwelling between 101-103 Horsegate with all matters reserved.  The Planning Committee recommend refusal for the following reasons:  This site is located on a very busy junction, where there is a staggered crossroads leading to a very large school. This application will create more traffic and it creates back land development.  The building plot is very small, which also leaves 103 Horsegate with a small garden, which has been reduced by over 50% as a result.  <b>DSJPC – Recommended for refusal to Full Council</b>

S20/1573	38 Village Streets Frognall PE6 8RR	Erection of single storey rear extension. <b>DSJPC – Approved under delegated powers.</b>
S20/1679	89 Crowson Way Deeping St James PE6 8EY	Single storey front and rear extension. <b>DSJPC – Approved under delegated powers.</b>
S20/1659	Barron's Farm Barrons Farm Road Stowgate Deeping St James PE6 8RW	Changes to external elevations and internal layout. Non-Material Amendments <b>DSJPC – Noted</b>

### 55.21 To consider the changes to the Delaine Bus Services

We have been informed that Delaine are changing the 101/102 timetable at very short notice, the changes will take effect from Monday 28th:

- The 07:40 (Mondays to Fridays) service 102 from Deepings to Peterborough is withdrawn (until further notice).
- All Saturday 102 services are withdrawn (until further notice).
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This means that DSJ will not have a service into Peterborough between 07:03 and 09:00 Mondays to Fridays, and will have no service at all on Saturdays. This represents a dramatic reduction in service in DSJ.

Councillor Howell has spoken to Mr Delaine-Smith who has confirmed that the reduction in the 102 service is because of the COVID situation, and as things return to normal this will be reviewed again.

The Stamford to Spalding Bus is to become an hourly service and rebranded 301 and 302.

Councillor Hoskings explained that she was unhappy with the reduction of bus service. It was considered that the Delaine Bus Company is a business and in light of COVID, may need to drop services due to lack of use/funds for now and that as things change, they may bring the service back. The Clerk explained that when similar cuts had been made previously to the bus service, the Parish Council had stepped in and provided taxis for people to their nearest bus stop on the new route. There had only been a very small uptake of this service which eventually stopped as people made alternative arrangements.

### 56.21 To discuss care/adoption of new development green spaces.

The meeting ran out of time and this topic has been moved to be discussed at Full Council.

Emails were supplied from a Planning Officer at SKDC and the Assistant Parish Clerk, regarding the developers leaving pockets of land for planting, which after a few years are no longer maintained. Queries to be discussed how to proceed with these pockets of land in new developments.

### 57.21 To report the outcome of previous planning applications:

Ref:	Address	Proposal
S20/0757	Fairways Cranmore Drove Deeping St James	Submission of details reserved by condition 3 (finished floor levels) and condition 5 (boundary treatments) of planning permission S19/0416. <b>SKDC – Details approved</b>
S20/1119	22 Rycroft Close Deeping St James PE6 8NX	Demolition of single storey garage. Erection of new single storey extension. <b>DSJPC – No objections.</b> <b>SKDC – Grants Planning Permission</b>
S20/1034	3 Horsegate Farm Close	Single storey rear extension.

	Deeping St James PE6 8FA	<p><b>Recommendations:</b></p> <p>Whilst the Parish Council does not object in principle to this application, we would like to draw the planning officer's attention to the following:</p> <p>When this property was originally built, concerns were expressed about the close proximity to the Swift Close boundary with neighbours, and following objections, it was agreed that it should be moved forward, away from the dividing fence. This application now means the planned extension covers the area which was originally deemed to be too close to the neighbour's boundary.</p> <p><b>DSJPC – No objections</b> <b>SKDC – Grants Planning Permission</b></p>
S20/0988	21 Broadgate Lane Deeping St James PE6 8NW	<p>Non-Material Amendment to planning approval S19/1222 (Reserved matters (access, appearance, landscaping, layout, scale) application for four dwellings and garage pursuant to S19/0256) to alter windows, replace approved tarmac drive with a gravel drive and use facing bricks to Plots 2,3 &amp; 4</p> <p><b>SKDC – Amendments Approved of non-material amendments.</b></p>
S20/1161	35 Hereward Way Deeping St James Lincolnshire PE6 8QA	<p>Erection of 2 storey side extension.</p> <p><b>DSJPC – No objections</b> <b>SKDC – Grants Planning Permission</b> With time limit and of approved plans.</p>
S20/1560	Barron's Farm Barron's Farm Road Stowgate Deeping St James Lincolnshire PE6 8RW	<p>Discharge of Conditions 3 and 4 (land levels) for planning number S17/1797 (Demolition of existing dwelling and erection of a replacement two storey dwelling).</p> <p><b>SKDC - Discharge of Conditions</b></p>
S20/1496	The Deepings Caravan Park Towngate East Market Deeping Lincolnshire PE6 8LQ	<p>To develop the adjacent open field to the west for a 51-pitch touring site. <b>SKDC - Discharge of Conditions</b></p>
S20/1269	21 Broadgate Lane Deeping St James PE6 8NW	<p>Increase of single storey rear extension to plot 1.</p> <p><b>DSJPC - Approved under delegated powers.</b> <b>SKDC – Approves Reserved Matters</b></p>
S20/0481	110 Eastgate Deeping St James PE6 8RD	<p>Erection of detached dwelling. Erection of detached dwelling</p> <p><i>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.</i></p> <p><i>This proximity to the flood bank does give cause for alarm. It is not at all</i></p>

		<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>There is no recent precedent for a dwelling to be constructed so close to, and possibly undermining, the river Welland flood bank.</i></p> <p><b>DSJPC wishes to object most strongly to this application</b></p> <p><b>SKDC – Grants Planning Permission</b></p>
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**58.21 To agree the date of the next meeting.**  
 Thursday 19 November at 7pm.

**Signed**.....

**Date**.....