



# DEEPI NG ST JAMES PARISH COUNCIL

The Institute, 38 Church Street, Deeping St James, Peterborough PE6 8HD

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Parish Clerk: Julie Fortnum

Minutes of the Planning & Transport Committee meeting held on Thursday 19 April 2018 at 7.45pm at The Institute.

Present: Councillors Barber, Blessett, Gilbert, Shinkins, Green and Bowell as ex-officio Councillor Halls and Assistant Clerk

**67.18 To receive apologies of absence.**

Apologies has been received from Councillor Pelling and Councillor Hosking

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

Councillor Gilbert Item 71.18 – S18/0500

Councillor Shinkins Item 71.18 – S18/0500 & S18/0518

**69.18 To agree the Minutes of the previous meeting held on 18 January 2018**

Agreed by all and signed by Councillor Barber

**70.18 To receive reports from the clerk, on Matters Arising not covered elsewhere on the agenda and a report on Planning Matters affecting Deeping St James from any District Council Members present.** Copy of correspondence sent to SKDC Planning Officer for presentation at SKDC Committee meeting on 3 April 2018, has been received from Armstrong Rigg Planning re Planning Application S17/2466, (Residential development of up to 145 dwellings at land off Linchfield Road, Deeping St James) which aims to address a number of concerns raised by Cllr Brookes at MDTC, Deeping First and DSJPC. It was agreed that when the planning application for reserved matters is received it must be examined carefully.

Letter and accompanying document received from Lincs Waste Partnership regarding a public consultation on their draft joint municipal Waste Management Strategy - Noted  
Correspondence received from Peterborough City Council re the Peterborough Local Plan which has been submitted to The Secretary of State for Communities & Local Government via the Planning Inspectorate - Noted

Notification received from SKDC of appeal to the Secretary of State against the Council's refusal of planning permission S17/0752 for Land to the Rear of 81 Church St, DSJ.

Add to the comments that were previously submitted **This proposal is within the conservation area and this is inappropriate back land development. This is quite clearly a two storey development which will have a dominant appearance in this location close to the flood bank and will have detrimental impact on the river view. Moreover the single shared access on a sharp, blind bend would pose considerable traffic hazard 'as has been evidenced by at least three RTAs in the last few years'.**

**71.18 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
S18/0501	Mr Dickins 29 Knight Close, DSJ	Erection of single storey side/rear extension, pitched roof to side and two storey side extension  <b>Approved under delegated powers</b>
S18/0500	Mr Torrington 22 Park Road, DSJ	Single storey front extension  <b>Approved under delegated powers</b>

Any member of the public can attend all Council and Committee meetings to see the work of the Council. Full Council meetings are held on the last Thursday of each month which start with a 30 minute public forum for questions and issues to be raised.

S18/0624	Mr Holland 56 Eastgate, DSJ	Two storey and single storey rear extension to dwelling (re-submission of elapsed approval S10/2134)  <b>Approved under delegated powers</b>
S18/0518	Khela 98A Bridge Street, DSJ	Extension to dental practice and associated car parking  <b>Approved under delegated powers</b>

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

Ref:	Address	Proposal
S17/2005	Mr & Mrs Gander 39 Eastgate, DSJ	Removal/Variation of condition 2 of S17/1155-change in roof design for hipped to gabled to accommodate solar panels. DSJPC - <b>Noted with the question to be asked to SKDC – why was the original application for a hipped roof - was this for minimum impact on neighbouring properties, if so should it now be changed?</b> SKDC – Grants Planning Permission
S17/2085	Mrs J Fortnum Deeping St James Cemetery Church St, DSJ	Reduce the height of 4 Fir Trees by 50% DSJPC – <b>Noted</b> SKDC – work allowed 12 January 2018
S17/2017	Mr & Mrs Peacocok 59 Broadgate Lane, DSJ	Change of use of domestic detached garage & utility room into a family run nano-brewery business DSJPC – <b>DSJPC have never dealt with such an application and the only reservations they have are concerns about the possible smell in an area of high level residential density so are assuming that SKDC will have the knowledge and experience to make the appropriate decision.</b> SKDC – Grants Planning Permission
S17/1954	Mr Burke Plot 4 at 23 Horsegate, DSJ	Erection of a dwelling on plot 4 DSJPC – <b>Approved under delegated powers with no comments</b> SKDC – Grants Planning Permission
S17/2300	Mr Cross 8A Bridge St, DSJ	Conversion of outbuildings to living accommodation to create annexe DSJPC – <b>DSJPC has no objections to this application however they do request that permission is granted on the condition that the conversion will be an annexe to the property and NOT a separate dwelling and that it will NOT convert to a separate dwelling at any time in the future.</b> SKDC - Grants Planning Permission with ongoing conditions – The annexe hereby permitted shall not be occupied/bought into use at any time as a separate dwelling or any purpose other than those ancillary to the residential use of the dwelling known as 8A Bridge Street, DSJ
S17/2435	Mr Head 52A Eastgate, DSJ	Erection of single storey replacement rear extension

		DSJPC – <b>Approved under delegated powers</b> SKDC – Grants Planning Permission
S17/2212	Mr Branch Land rear of 34-36 Park Road, DSJ	Erection of 2 no bungalows at 34-36 Park Road, DSJ DSJPC – <b>Approved</b> SKDC – Grants Planning Permission
S17/2409	Mr Parbat 4 Church Gate, DSJ	Erection of single storey front extensions, two storey and single storey rear extensions DSJPC – <b>No Objections</b> SKDC – Grants Planning Permission
S17/2467	Ms Wright Tyes Mead, Spalding Road, DSJ	Erection of a single storey side/rear extension and a single storey rear extension DSJPC – <b>Approved under delegated powers</b> SKDC – Grants Planning Permission
S18/0047	Mr & Mrs Steele 8 Knight Close, DSJ	Erection of single storey rear extension and pitched roof to side DSJPC – <b>No Objections</b> SKDC – Grants Planning Permission
S18/0163	Mrs Fortnum Deeping St James Parish Council	Removal of and pollarding of Lleylandii trees on the western boundary of the cemetery. DSJPC – <b>Noted</b> SKDC – Work allowed 6 March 2018
S17/0726	Appeal to the Secretary of State against SKDC refusal of planning permission for S17/0726, Land Rear of 7 Horsegate, DSJ.	Appeal is dismissed
S17/2337	Mr Tutt 102 Bridge Street, DSJ	Change of use from cycle shop, workshop, office and storage to convenience store, incorporating installation of external plant, ATM machine, external lighting and alterations to façade. DSJPC – <b>No Objections</b> SKDC – Grants Planning Permission

**73.18 To receive an update from councillors who attended the Planning Guidance/Training Session with Steve Ingram, SKDC Strategic Director for Development & Growth held on 10 April 2018 at The Deepings Community Centre.**

All who attended agreed it was very informative and the planning committee must continue to provide evidence when submitting comments on planning applications. The slides from the presentation have been made available to DSJPC and MDTC For future reference.

**74.18 Date of the next meeting Thursday 24 May 2018 at 7.00pm at The Institute**

**Meeting closed at 8.25pm**

**Signed.....**

**Date.....**