



DEEPING 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 Committee held on Thursday 16 February 2017 at 7.00pm in the meeting room at The Institute.

Present: Councillors Barber, Gilbert, Pelling, Shinkins, Bowell and the Assistant Clerk

53.17 To receive apologies of absence.

Apologies received from Councillor Blessett.
Councillor Barber agreed to Chair the meeting

54.17 To receive declarations of interest, if any.

Councillor Barber S17/0096

55.17 To agree the Minutes of the previous meeting held on 8 December 2016

All agreed and signed by The Chair

56.17 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.

All items covered on the agenda

57.17 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
S17/0064	Mr Forcellati 90 Church St, DSJ	Removal of part of existing front wall to provide a new vehicular access This coursed stone wall with part of the original railings still visible, constructed in the 1860s formed the front boundary of the former Roman Catholic chapel (now converted to a private dwelling), belonging to the Waterton Hall Manor House. It provides a clear reminder of an important part of the village's heritage and is aesthetically pleasing in this conservation area. The present vehicular access serves both Nos 90 and 92 Church St and is wide enough to allow vehicles to pass side by side from either property. The parking area in front of 90 Church St is large enough to accommodate several vehicles and to allow turning and exiting the property in a forwards direction. No vehicle needs to reverse out onto the highway. DSJPC do not accept that there is any need whatsoever to destroy ½ of the wall and good reason to preserve it in its current form as

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.

S17/0027	Mrs Minciu 92 Church St, DSJ	part of Deeping St James heritage. Fell 4 trees (Closing date for comments 20/2/17) No objections It was suggested that the felled trees be replaced with smaller trees
S17/0134	Mrs Minciu 92 Church St, DSJ	Raise crown of Lime tree to 3m from ground level and re-establish pollard cycle No Objections
S17/0101	Mr Parmenter 118 Bridge St, DSJ	Erection of a 1 ½ storey dwelling and garage Approved under delegated powers
S16/2772	Mr Cox Rear of 10 Bridge St, DSJ	Demolition of building Approved under delegated powers
S17/0096	Mr Smitheringale 9A Broadgate Lane, DSJ	Front porch and rear single storey extension Approved under delegated powers
S17/0062	Mr Spencer Land to The Rear of 117 Spalding Road (Red Roofs), Spalding Rd, DSJ	Change of use from B1, B2 and B8 to C3 residential with the erection of 6 no. detached dwellings and associated garages Recommend approval to Full Council Concerns that the gravel drive for access seems inadequate
S17/0225	Portable Building Sales Ltd Linchfield County Primary School, Crowson Way, DSJ	Erection of a single storey modular classroom building Approved under delegated powers

58.17 To report the outcome of previous planning applications:

Ref:	Address	Proposal
S16/2328	Mr & Mrs Neville 41 Towning Close, DSJ	Single storey rear extension DSJPC – Approved under delegated powers SKDC – Grants Planning Permission
S16/2269	Mrs Graves 9 Champion Drive, DSJ	Erection of two storey rear extension and minor internal alterations DSJPC – Approved under delegated powers SKDC – Grants Planning Permission
S16/2334	Mr Powell 5 Bell Lane, DSJ	Removal of conservatory and erection of single storey rear extension DSJPC – Approved under delegated powers SKDC – Grants Planning Permission
S16/2432	Mr Rix 18 Swift Close, DSJ	Erection of ground floor extension following demolition of conservatory DSJPC – Approved under delegated powers SKDC - Grants Planning Permission
S16/1690	Mr Burke Plot 3, 23 Horsegate, DSJ	Section 73 application for the variation of Conditions 2, 3 and 20 of S15/0635 DSJPC – Noted SKDC – Grants Planning Permission
S16/2284	Mr Williamson 29 Broadgate Lane, DSJ	Single storey extension to the side of dwelling and erection of porch on opposite side DSJPC – Approved under delegated powers SKDC – Grants Planning Permission
S16/2391	Mr Peasgood Cranmore Farmhouse, Cranmore Drove, DSJ	Extension to existing grain store DSJPC – Noted SKDC – Grants Planning Permission
S16/1137	Mr Cade 42 Church St, DSJ	Works to building to include re-roofing rear extension, re-instating window opening, window replacement and internal works to include loft conversion DSJPC – DSJPC are very keen for the original Collyweston slates to be preserved at all cost. SKDC – Consent has been granted
S16/2219	Mr Haggerty ACS Photography, 110A Church St, DSJ	Partial change of use from A” to C2 to the rear including a two storey rear extension DSJPC – DSJPC objected to this

application with the following comments:
This one story building was erected before the area achieved conservation status and is now a separate property. This proposal is to erect a two storey building to facilitate residential dwelling at the rear of the existing building. The driveway running alongside the building is shared by 4 properties. The access to one is across the hard standing to the rear therefore an extension over part of the existing hard standing would severely restrict the space left.

This two storey extension will be clearly visible and will be an over development and out of keeping in this conservation area and have a negative impact on the pleasant street scene in the vicinity of the Grade 1 listed stone bridge

SKDC - This application has been withdrawn by Applicant

S16/2516	Mr Phillips 9 Church St, DSJ	Erection of garage, side extension and rear extension DSJPC – No Objections SKDC – Grants Planning Permission
S16/2567	Mr Cooper 25 Tooley Way, DSJ	Single storey rear extension DSJPC – Approved under delegated powers SKDC – Grants Planning Permission
S16/2557	Mr & Mrs Deleuze 120 Manor Way, DSJ	Rear single storey extension, first floor side extension and alterations to front elevation DSJPC – Approved under delegated powers SKDC – Grants Planning Permission
S16/2627	Mr Jones 52 Church St, DSJ	Fell 2 x Ash trees and 1 x Cherry tree DSJPC – Noted SKDC – Work allowed 6 Jan 2017
S16/2767	Mr Yaseen 23 Bridge St, DSJ	Fell 1 x Willow tree DSJPC – noted SKDC – Work allowed 16 Jan 2017
S16/2495	Mr & Mrs Allen Rectory Farm House, Rectory Farm, Spalding Road, DSJ	Rear two storey extension and front porch addition DSJPC – Approved under delegated powers SKDC – Grants Planning Permission
S16/2343	Ms Modhwadia 60 Broadgate Lane, DSJ	Erection of 2 dwellings DSJPC – The principal concerns centre around traffic. Several parking spaces will be lost as a result of the two new driveways. The shops and flats opposite, in Rycroft Avenue generate a lot of traffic throughout most of the day therefore loss of parking spaces could cause problems. There may also be problems with vehicles exiting the proposed new houses. SKDC – Grants Planning Permission
S16/1970	Mr Rogers Border Caravan Storage, Back Lane, DSJ	Re-cladding of glass houses and change of use from horticulture to self- storage DSJPC - objection to re-cladding of glass houses and change of use from horticulture to self- storage as the view is that the amount of traffic movement generated by this number of storage units would disturb the tranquillity of this very

peaceful, rural lane and be an undesirable over commercialisation in this location.

SKDC – Grants Planning Permission

The use hereby approved shall only be open to the public during the following hours –

08:00 – 20:00hrs Mondays to Sundays between March & October

08:00 – 18:00hrs Mondays to Sundays between November & February

S16/1478 Mr Parmenter
118 Bridge St, DSJ

Application for approval of Reserved Matters following Outline Permission S16/0484
DSJPC - **Approved under delegated powers**
SKDC – Approves Reserved Matters

52.17 Date of the next meeting Thursday 23 March 2017 at 7.00pm The Institute

Meeting closed at 7.35pm

Signed.....

Date.....