



# 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 18 May 2017 at 7.00pm in the meeting room at The Institute.

Present: Councillor Barber, Blessett, Gilbert, Shinkins and Bowell  
Assistant Clerk

**1.18 To receive apologies of absence.**

Apologies received from Councillor Pelling

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

Councillor Shinkins item 5.18

**3.18 To agree the Minutes of the previous meeting held on 23 March 2017**

All agreed and signed by the Chairman

**4.18 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.**

Correspondence received re SE Lincolnshire Local Plan 2011-2036 - **Noted**

A new form received from SKDC Development Control to be completed for any planning applications that DSJPC would like to be referred to The Planning Committee at SKDC was thought by all to be a good idea and will be used in future.

Correspondence received from LCC re Lincolnshire Mineral and Waste Local Plan -Notice of Submission of Site Locations Document - **Noted**

Correspondence received from SKDC informing of a series of events on South Kesteven's new Local Plan have been postponed following the announcement of a snap general election in June. - **Noted**

**5.18 DSJPC's response to AR Planning about the proposed development of land west of Linchfield Road, Deeping St James.**

Deeping St James Parish Council accepts the original allocation in accordance with South Kesteven District Council's local plan of 100 houses for this site.

This quantum of development would give developers a golden opportunity to create a design not governed by the need to build as many houses as possible on the given space but rather to be much more innovative.

The houses to be built could have much more generous living space and outdoor areas.

Provision could be made for a large number of one bed-roomed houses and also a large number of bungalows. Much greater areas for off-road parking than is typically offered could be provided and a significant area of public open space and attractive landscaping could be incorporated.

At the same time the development needs to be designed in such a way as not to preclude the further development to the immediate north and west which will inevitably occur in the not too distant future.

Such a development would have the full support of Deeping St James Parish Council.

**6.18 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:**

<b>Ref.</b>	<b>Address</b>	<b>Proposal</b>
S17/0531	Mr & Mrs West 2 Hereward Way, DSJ	Erection of single storey side extension <b>No extension on date for comments - Noted</b>
S17/0553	Mrs Herron Priory Church, Church Street, DSJ	External alteration of Grade 1 Listed Church (installation of window guards to five stained glass windows) <b>No objections</b> Erection of a two 3-bedroom dwelling on land to rear of existing dwelling
S17/0726	Mr & Mrs Rojek Land Rear of 7 Horsegate, DSJ	<b>Deepings St James Parish Council object to this because they do not consider that the three grounds for refusal for Planning Application S16/2242 have been sufficiently addressed.</b> Demolition of garage and erection of single dwelling <b>Recommend refusal to Full Council on the following grounds –</b>
S17/0752	Mr Morriss Land to the rear of 81 Church Street, DSJ	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.

**7.18 To report the outcome of previous planning applications:**

<b>Ref:</b>	<b>Address</b>	<b>Proposal</b>
S17/0096	Mr Smitheringale 9A Broadgate Lane, DSJ	Front porch and rear single storey extension DSJPC – <b>Approved under delegated powers</b> SKDC- Grants Planning Permission
S17/0259	Mr & Mrs Schelpe 47 Park Road, DSJ	Single storey extensions and alterations DSJPC – <b>Approved under delegated powers</b> SKDC – Grants Planning Permission
S17/0225	Portable Building Sales Ltd Linchfield County Primary School, Crowson Way, DSJ	Erection of a single storey modular classroom building DSJPC – <b>Approved under delegated powers</b> SKDC – Grants Planning Permission
PL/0030/17	Linchfield Community Primary School, DSJ	To demolish 3 temporary class room units and replace them with a purpose built 3 classroom block DSJPC – <b>Approved no comments</b> LCC – Application withdrawn 24/3/17
S17/0204	Mr & Mrs Wooding 16 Swift Close, DSJ	Single storey side extension DSJPC – <b>Approved under delegated powers</b> SKDC – Grants Planning Permission
S17/0184	Mr N Haggerty ACS Photography, 110A Church St, DSJ	Partial change of use (A2 to C2) to the rear including a two storey rear extension. DSJPC – <b>DSJPC object as this one storey building was erected before the area achieved conservation status and is now a separate</b>

property. This proposal is to erect a two storey building to facilitate a residential dwelling at the rear of the existing building. The driveway running alongside the building is shared by 4 properties (106, 108, 110 and 110A). The access to 110 is across the hardstanding to the rear of 110A therefore an extension over part of the existing hardstanding would severely restrict the space left for 110A. This two storey extension will clearly be visible and will be an over-development and be 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 – Permission has been refused

S17/0064 Mr G Forcellati  
90 Church Street, DSJ

Removal of part of existing front wall to provide a new vehicular access

DSJPC - 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 part of Deeping St James heritage.

SKDC – Grants Planning Permission

Side extension to form annexe

DSJPC - **Approved under delegated powers**

SKDC – Grants Planning Permission

S17/0320 Mrs Fisher  
93 Swift Close, DSJ

**8.18 Date of the next meeting Thursday 22 June 2017 at 7.00pm at The Institute**

**Meeting closed at 7.40pm**

Signed.....

Date.....