



# 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 23 March 2017 at 7.00pm in the meeting room at The Institute.

Present: Councillors Barber, Blessett, Pelling, Shinkins and the Assistant Clerk

**60.17 To receive apologies of absence.**

Apologies received from Councillor Gilbert and Councillor Bowell ex-officio

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

Councillor Shinkins item 63.17, item 64.17 and S17/0184

Councillor Blessett S17/0184

**62.17 To agree the Minutes of the previous meeting held on 16 February 2017**

All agreed and signed by Councillor Barber

**63.17 To discuss Proposed Residential Development off Linchfield Road.**

An invitation to the public exhibition at The Deepings School on 29 March 2017 will be attended by Councillor Blessett and Councillor Barber

**64.17 To discuss Developments off Stephens Way**

The assistant clerk was asked to contact the planning officer to ask for an update on Planning application S15/3527 and S13/1634 as concerns have been raised that the building of the detached house S15/3527 precludes access to the proposed development of 4 dwellings (S13/1634)

**65.17 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.

**66.17 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
S17/0204	Mr & Mrs Wooding 16 Swift Close, DSJ	Single storey side extension <b>Approved under delegated powers</b>
S17/0131	Mrs Anderson 82 Eastgate, DSJ	Erection of a 2 storey detached dwelling house <b>Recommend to Full Council the following comments be submitted –</b> 1. These two planning applications should be considered together. 2. The existing property is situated on a tricky bend. No allowance has been made for vehicles to turn and exit onto Eastgate forwards. Three separate dwellings proposed for this site -therefore a greater number of cars pose a very significant traffic hazard. The proposed new dwelling presents a considerable problem for vehicles exiting the site.

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.

**3. Over Development on what would be a very narrow plot and very close to the neighbouring property. Presenting a solid edifice on the site when considered along with the proposed development for S17/0132.**

Alterations to & conversion of a single dwelling house into two separate two storey dwellings

S17/0132

S17/0259 Mr & Mrs Schelpe  
47 Park Road, DSJ  
S17/0320 Mrs Fisher  
93 Swift Close, DSJ

Single storey extensions and alterations

**Approved under delegated powers**

Side extension to form annexe

**Approved under delegated powers**

Partial change of use (A2 to C2) to the rear including a two storey rear extension

**Recommend to Full Council the following comments – DSJPC object as this one storey 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 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.**

S17/0184 Mr Haggerty  
ACS Photography, 110A Church  
St, DSJ

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

Ref:	Address	Proposal
S16/2550	Mrs Waterland, 89 Church St, DSJ	Two storey side/rear extensions SKDC – Grants Planning Permission DSJPC - <b>Approved under delegated powers</b>
S17/0027	Mrs Minciu	Fell 4 trees DSJPC - <b>No objections</b> It was suggested that the felled trees be replaced with smaller trees SKDC – Work allowed 20 Feb 2017
S16/2682	Garford Farm Machinery Ltd, Hards Lane, Frognall	Proposed Extension and Alterations  DSJPC - <b>No objections</b> SKDC – Grants Planning Permission
S16/1358	Mr Fisher Red Roofs, Spalding Road, DSJ	Erection of 2 x detached dwellings and one detached garage associated with Plot 2 DSJPC – <b>Approved</b> SKDC – Grants Planning Permission
S16/2830	Mr Armstrong 160 Eastgate, DSJ	Replacement roof to include dormer to rear, single storey extension to rear and canopy roof to front DSJPC – <b>Resolved (with 2 abstentions) to object on the grounds that the “size of the property would be incongruous with the</b>

S17/0134	Mrs Minciu 92 Church St, DSJ	<b>current street scene"</b> SKDC – Grants Planning Permission Raise crown of Lime tree to 3m from ground level and re-establish pollard cycle <b>DSJPC – No objections</b> SKDC – Proposed pollarding is refused on the basis that the result of works would reduce its size significantly that it would cause a significant loss of visual amenity and this paired with there being no substantial justification to support the pollarding it is considered to be unacceptable.
S17/0101	Mr Parmenter 118 Bridge Street, DSJ	Consent granted to raise crown of lime tree. Erection of a 1 ½ storey dwelling and garage <b>DSJPC – Approved under delegated powers</b>
S16/2772	Mr Cox Rear of 10 Bridge Street, DSJ	SKDC – Grants Planning Permission Demolition of Building <b>DSJPC – Approved under delegated powers</b> SKDC – Grants Planning Permission

**68.17 Date of the next meeting Thursday 13 April 2017 at 7.45pm The Institute**

**Meeting closed at 8.00pm**

**Signed.....**

**Date.....**