



# 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 20 September 2018 at 7.00pm at The Institute

Present: Councillors Barber, Blessett, Gilbert, Hardy and Green.

Councillor Ward ex-officio voting member.

Assistant Clerk

## 25.19 To receive apologies of absence.

Apologies were received from Councillor Halls, Councillor Pelling, Councillor Shinkins, Councillor Hosking and Councillor Bowell.

## 26.19 To receive declarations of interest, if any.

None were received

## 27.19 To agree the Minutes of the previous meeting held on 19 July 2018

All agreed and signed by Councillor Blessett

## 28.19 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.

A letter was sent from DSJPC to The Planning Inspectorate on 16 August 2018, with a copy to SKDC regarding S17/0752 Appeal Ref APP/E2530/W/17/3192090 - Land to the rear of 81 Church Street, DSJ. A reply was received on 18 September 2018 from The Customer Quality Officer stating the reasons for the decision. This was distributed to all the committee members and noted.

## 29.19 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   |
|----------|---|--|
| S18/1336 | Mr & Mrs Gibb<br>59 Village Streets, Frognall | Erection of replacement single storey rear extension<br><br><b>Comments sent to SKDC 23 August 2018 - No Objections</b>                      |
| S18/1329 | Mrs Tapley<br>7 Teasles, DSJ                  | Erection of single storey rear/side extension<br><br><b>Comments sent to SKDC 23 August 2018 - No Objections</b>                             |
| S18/1361 | Mr Smith<br>82 Eastgate, DSJ                  | Variation of condition 2 (approved plans) of planning permission S17/0131<br><br><b>Comments sent to SKDC 23 August 2018 - No Objections</b> |
| S18/1536 | Mr & Mrs Doorward<br>130 Eastgae, DSJ         | Single storey rear extension and single storey side extension<br><br><b>Approved under delegated powers</b>                                  |
| S18/1504 | Mr Thomason<br>8 Campion Drive, DSJ           | Erection of two storey and single rear extension   |

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.

|          |                                  |   |
|----------|----------------------------------|---|
|          |                                  | <b>Approved under delegated powers</b>  |
| S18/1444 | Mr Shepherd<br>24 Park Road, DSJ | Single storey front and rear extensions, replacement side extension, extend hipped roof (resubmission of approval S18/0459)<br><br><b>Approved under delegated powers</b> |

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

| Ref:     | Address   | Proposal  |
|----------|---|---|
| S18/0856 | Mr & Mrs Rogers<br>78 Church Street, DSJ                | Erection of single storey rear extension and alterations to form attached annexe and erection of decking<br>DSJPC – <b>Approved under delegated powers</b><br>SKDC – Grants Planning Permission   |
| S18/1118 | M Presneill<br>Horseshoe Cottage, 4 Bridge Street, DSJ  | G1 Leylandi, Fell un-managed row of trees<br>DSJPC – <b>Approved under delegated powers</b><br>SKDC – Work allowed 19 July 2018   |
| S18/0943 | Mr Chapman<br>41 Millfield Road, DSJ                    | Erection of single storey extension and detached garage<br>DSJPC – <b>Approved under delegated powers</b><br>SKDC – Grants Planning Permission  |
| S18/0942 | Mr & Mrs Fretwell<br>64 Eastgate, DSJ                   | Construction of two storey dwelling to rear of existing dwelling and extension and alterations to the existing dwelling.<br>DSJPC – <b>DSJPC object to the back-land development of the new proposed property. It would be over development of the site with difficulty regarding access and possibly overlooking number 62 which is a single storey building.</b><br>SKDC – Grants Planning Permission   |
| S18/0872 | Mr Rojek<br>7 Horsegate, DSJ                            | Erection of a detached bungalow, standalone garage and formation of new vehicular access<br><br>DSJPC – <b>Recommend refusal to Full Council on the following grounds –</b><br><br><b>This Back Land proposal for a single storey building would be visible from the street and would, as a consequence, be out of keeping with the area; there would also be a detrimental impact on properties to the east and north. Furthermore the proposed parking and vehicular access arrangements at the front of the existing property would create potential traffic issues - being located close to a sweeping bend with a low visibility splay.</b><br><br>SKDC – Grants Planning Permission |
| S18/1095 | Mr Branch<br>Land to the rear of 34 & 36 Park Road, DSJ | Erection of 3 x bungalows and garages<br>DSJPC – <b>Approved under delegated powers</b><br>SKDC – Permission has been refused<br>The southern portion of the site lies within the conservation area and currently makes a positive contribution to the area as open space within the built form which makes a significant   |

|          |   |  |
|----------|---|--|
|          |   | contribution to the character and appearance of the conservation area. It is considered that the scheme for 3 dwellings as submitted fails to preserve and enhance the character and appearance of the conservation area, thus being contrary to S.72 of the Planning (Listed Building & Conservation Areas Act) 1990. The proposal is also considered to be contrary to the NPPF where the proposal will result in partial loss of a positive feature within the conservation area through inappropriate development, causing less than substantial harm. Whilst the proposal would result in the addition of 3 new dwellings to the local housing stock, this benefit would not be outweighed by the harm caused to the historic environment contrary to Policy EN1 and SP1 of the Core Strategy and the NPPF. |
| S18/1180 | S Gledhill<br>Welland View, 18 Bridge Street, DSJ | Fell Purple Plum tree<br>DSJPC - <b>Approved under delegated powers</b><br>SKDC – work allowed 3 August 2018   |
| S18/1204 | Mr Scimeca<br>145 Eastgate, DSJ                   | Retrospective variation of condition 7 of planning permission S09/1247 for location of windows and details of windows used.<br>DSJPC – <b>Approved under delegated powers</b><br>SKDC – Grants Planning Permission   |
| S18/1329 | Mrs Tapley<br>7 Teasles, DSJ                      | Erection of single storey rear/side extension<br>DSJPC – <b>No Objections</b><br>SKDC – Grants Planning Permission   |
| S18/1336 | Mr & Mrs Gibb<br>59 Village Streets, Frognall     | Erection of replacement single storey rear extension<br>DSJPC – <b>No Objections</b><br>SKDC – Grants Planning Permission  |
|          |   |  |

**31.19 To consider Budget requirements for 2019/2020 and make recommendations to The Finance & General Purposed Committee for Precept purposes**

| Item                            | Budget  |
|---------------------------------|---------|
| Transport campaign              | 500.00  |
| Bus shelter maintenance/repairs | 1250.00 |
| Speed camera maintenance        | 250.00  |
| Total                           | 2000.00 |

**32.19 Date of the next meeting Thursday 18 October 2018 at 7.00pm at The Institute**

**Meeting closed at 7.30pm**

**Signed.....**

**Date.....**