



DEEPING ST JAMES PARISH COUNCIL

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

E-mail: clerk.dsipc@btconnect.com Tel: 01778 343266 www.dsipc.co.uk

Parish Clerk: Julie Fortnum

Minutes of the Planning & Transport Committee meeting held on Thursday 24 August 2017 at 7.00pm at The Institute

Present: Councillors Barber, Blessett, Bowell, Gilbert, Pelling, Shinkins, Hosking and T Stevens and also one member of the public. Minutes taken by the Parish Clerk, Julie Fortnum

Richard Ash spoke in support of planning application S17/1178 advising the committee of his reasons why he wishes to improve the barn and the issues he has to contend with. He assured them that as with the work he has undertaken on the house he will be sympathetic to the conservation area and will listen closely to advice from DSJPC and SKDC's Planning Officers. Councillor Blessett thanked him for attending and Ricard Ash then left the meeting.

27.18 To receive apologies of absence.

Apologies had been received from Councillors Green and Ward and were accepted by the Committee

28.18 To receive declarations of interest, if any.

None declared

29.18 To agree the Minutes of the previous meeting held on 20 July 2017

Agreed and signed as a true copy

30.18 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.

Submission notification received stating that South East Lincolnshire Local Plan is now in its examination stage. A presentation from Lincolnshire County Council about the delivery of highway services in the South Holland District & Boston Borough has been received for information. **Noted**

It was resolved to alter the order in which the agenda items should be dealt with.

34.18 To consider parking issues on Spalding Road (from the Open Door Church to Braeburn Road)

Councillor Bowell spoke on this subject as he had noted that on several occasions cars were parked the full length of this area sometimes on the pavement and certainly over the cycle lane and proposed that the parish council should investigate what if anything could be done. After discussion suggesting options it was agreed that the Clerk should seek advice from LCC Highways and request a site visit from a representative. **Action**

35.18 To consider the purchase of a new battery for the older of the two speed indicator devices.

Councillor Barber who assists the Maintenance Worker in rotating the speed indicator devices advised that the battery had recently only lasted three weeks (instead of the usual 6 weeks) on the older of the two SID's and proposed that a new one was purchased. It was agreed that the Clerk should contact Unipart Dorman and obtain a price and purchase one. **Action**

31.18 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
S17/1324	Parkwood, Park Road, DSJ	Fell 2 x Ash trees Approved
S17/1344	Mr & Mrs Swanborough 11 Pendlebury Drive, DSJ	First floor side extension with two storey rear extension, tiled roof to conservatory Approved
S17/1343	Mr Smith 64 Church Street, DSJ	Section 73 application to vary condition 2 of planning approval S16/0157 to alter the position and size of windows and doors. Approved
S17/1178	Mr Ash 82 Church Street, DSJ	Conversion and extension of outbuilding to form dwelling DSJPC are in approval of this application however they do request that permission is granted on the condition that the conversion will be an annex to the property known as 82 Church Street and NOT a separate dwelling and that it will NOT convert to a separate dwelling at any time in the future.

32.18 To report the outcome of previous planning applications:

Ref:	Address	Proposal
S17/0131 & S17/0132	Mrs Anderson 82 Eastgate, DSJ	Erection of a 2 storey dwelling house Alterations to and conversion of a single dwelling house into two separate two storey dwellings DSJPC-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. 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.
S17/0853	Mr Rogers Application for approval of details reserved by conditions 3 & 4 of S16/1970	SKDC – Grants Planning Permission Application for approval of details reserved by conditions 3 & 4 of S16/1970
S17/1016	Mr Harrod 27 Village Streets, Frognall	SKDC – Details approved Erection of first floor side extension and single storey rear extension DSJPC – Approved
S17/0752	Mr Morriss Land to the rear of 81 Church Street, DSJ	SKDC – Grants Planning Permission Demolition of garage and erection of single dwelling DSJPC - Recommend refusal to Full Council on the following grounds – 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.

SKDC – Permission has been refused
The proposed dwelling would by reason of siting and appearance, be harmful to the character and appearance of the Conservation Area, not respecting the traditional layout of buildings in the locality. As such, the proposal would not preserve or enhance the Conservation Area. The less than substantial harm to the heritage assets is not outweighed by any public benefit and the proposal is contrary to Policy EN1 of the Core Strategy and the NPPF which seek to ensure development is visually acceptable and protects heritage assets.

S17/1382 Mr J Ward
Linchfield County Primary
School, Crowson Way, DSJ

To demolish three temporary class room units and replace them with a purpose built three classroom block.

DSJPC - Agreed

S17/1152 Mr Andrew Parr
45 Frognall Deeping St
James

SKDC – No Objections to the proposal
Single storey extension to existing detached garage

DSJPC – Approved under delegated powers

S17/0993 Mrs Lynne Lord
Open space Wade Park
Avenue Market Deeping PE6
8LJ

SKDC – Approved with conditions

Fell 1no. Sycamore Tree (T1)

DSJPC – **DSJPC objects most strongly to the possibility of this mature Sycamore tree being felled. We are aware of other properties in the vicinity that have had subsidence issues which are definitely not tree related. We do not consider that the very minor single crack that has occurred in the N.E. façade of No 54 is due to the presence of the mature sycamore tree some 12.5m away. It is suggested that only a structural engineers report would be able to ascertain whether or not this particular tree was anyway responsible. It should be noted that the tree report estimates the age of the tree at no more than 50 years. This tree is one of the few surviving original trees from Wade Park and is at least 150 years old and its removal would be a great loss and totally unnecessary.**

SKDC – Work allowed

33.18 Budget report 2017/18 – To receive details of the position to date and Estimated out turn

Item	Spend to date	Annual budget	Still to pay	Balance
Shelters/stops	2290.00	2100.00		(190.00)
Road safety/30mph		500.00		500.00

campaign				
Bus shelter	264.00	1000.00	528.00	208.00
maintenance/ repairs				
Village	18.63 (Bands to	2000.00		1981.37
entrance	fix speed sign)			
gateways				
Total	2574.00	5600.00	528.00	2498.00

The above figures were noted.

36.18 The date of the next meeting was confirmed as Thursday 21 September 2017 at 7.00pm at The Institute