



DEEPI NG ST JAMES PARISH COUNCIL

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Parish Clerk: Julie Fortnum

Minutes of The Planning and Transport committee meeting held on 24 October 2019 at The Institute.

Present: Councillors Blessett, Gilbert, Shinkins-Hoppe and Hosking
Tim Stevens – DSJPC Transport Adviser
Assistant Clerk

43.20 To receive apologies of absence.

Apologies were received from Councillor Green, Councillor Hardy and Councillor Thomas

44.20 To receive declarations of interest, if any.

None received

45.20 To agree the Minutes of the previous meeting held on 19 September 2019

Minutes agreed and signed by the Chair

46.20 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

Notification has been received that South Kesteven District Council is undertaking a public consultation on the new Local Plan Proposed Main Modifications between Monday, 30th September 2019 and Monday, 11th November 2019 - **Noted**.

Notification received from SKDC informing of Public Speaking at the Planning Committee Re 21 Broadgate Lane, DSJ. (Ref S19/1222) on 16 October 2019 – **Councillor Shinkins-Hoppe voiced her disappointment that the parish council, although informed of this public speaking by SKDC, were unable to speak at it as they had already spoken at the previous meeting.**

The provisional dates given by LCC for the installation of the bus stop poles in DSJ are 28-31 October – **Tim Stevens informed the committee that the bus stop poles are to be installed on Spalding Road: near the bowls club and near Darbyshire Close eastbound and westbound on 28th & 29th October. A further pole westbound, near Broadgate Lane, will be installed as soon as possible. The assistant clerk was asked to contact Delaine buses to request that the old stops be abolished at the same time as the new stops are installed and if they could provide a temporary bus stop at Spalding Road, westbound near Broadgate Lane pending erection of the new pole by LCC.**

Notification from SKDC Street Naming & Numbering Officer has been received informing that the developers of the site off Linchfield Road, DSJ have approved the following street names for Phase 1 of the development – Brewton Drive, Perkins Place, Streton Gardens and Swan Close. These names were chosen from a list of Deeping St James United Charities benefactors. - **Noted**

Councillor Stevens and Councillor Dilks contacted SKDC Planning Officer following reports from residents that Burchnall Close was being used by heavy construction traffic to enter the development site off Linchfield Road, DSJ. The Planning Officer advised that residents contact either LCC Highways or SK Environmental Protection with any concerns about inappropriate parking of construction vehicles, damage to roads or mud on the road, excessive noise/disturbance as they have powers of enforcement for these matters. - **Noted**

The assistant clerk has arranged for a quote to be obtained for advice and cost of any subsequent work that may be required on the TPO Cedar tree in the cemetery. The tree surgeon will liaise with SKDC tree surgeon to agree what work would be permitted – **Noted with the recommendation that a tree budget be provided to cover future tree work**

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.

47.20 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 |
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| S19/1699 | Mr & Mrs Gregory 170 Eastgate, DSJ | Erection of part single storey and part two storey extensions to dwelling Approved under delegated powers |

48.20 To consider street naming on dev. site of 72 Church Street, DSJ (next to Waterton Arms)

Correspondence had been received from SKDC Street Naming & Numbering Officer asking DSJPC if they could consider naming the street on the development site of 72 Church Street, DSJ. The Officer had forwarded to DSJPC, a few suggestions from the past where people had requested that new roads in the area be named in honour of their relatives.

Recommend to Full Council that the name given to site of 72 Church Street, DSJ be PRENTICE PLACE in recognition that this site was occupied by the Prentice family for many years.

49.20 To report the outcome of previous planning applications:

| Ref: | Address | Proposal |
|----------|---|---|
| S19/1334 | Mr Jessop The Deepings School, Park Road, DSJ | Installation of an external metal fire escape staircase to block 07 from the first floor to the ground and alterations to side elevation SKDC - Grants Planning Permission DSJPC - Approved under delegated powers |
| S19/0973 | Mr Carter Rose Inn House, Village Streets, Frognall | Single storey rear extensions and installation of roof mounted PV panels (retrospective) DSJPC – RESOLVED to approve this regularisation application SKDC – Grants Planning Permission |
| S19/0443 | Miss McCrae Land Off Linchfield Road, Deeping St James | Erection of 76 dwellings (reserved matters pursuant to S17/2466 – landscaping, layout, appearance and scale –phase 1) SKDC – Approves Reserved Matters DSJPC - The proposal to place 76 dwellings on the eastern half of this development is an overdevelopment leading to the following constraints – In the original discussions with the parish council the developers promised to provide a parking space for each bedroom i.e. 2 parking spaces for 2-bedroom houses and so on. This quantum of development does not allow for this and moreover constrains mostly tandem parking arrangements which are known to be problematic from other recent developments in the parish. This has |

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| | | <p>resulted in chaotic on street parking, creating obstruction on important through routes and restricting access for emergency vehicles.</p> <p>This number of dwellings also constrains the width of the proposed cycle paths running NE and SW to a mere 1.5m. The NS cycle path crosses the primary access to the development which has clear dangers. More-over the cycle path comes to a halt in the SE corner and no thought has been given to linking it up to existing cycle paths.</p> <p>The proposed EW cycle / pedestrian footpath at a mere 2m wide, would appear inadequate for such joint usage.</p> <p>Greater thought should be given to pedestrian access throughout the whole development.</p> <p>A telegraph pole with 'guide' cables has now been located on the POS which reduces the size of what is already quite a small area.</p> <p>There is nothing in the proposal whatsoever about the energy efficiency measures for example the use of solar panels, triple glazing and so on.</p> <p>The 'feature square' in the centre of the development is a good idea but this particular proposal appears to be far too small to be of any relevance. Finally the construction of the eastern part of this development must surely have negative impact on the future construction of the western sector at a later date.</p> <p>For all of these reasons the parish council would wish to object to the proposed development.'</p> |
| S19/0343 | <p>Carousel Nursery Ltd Land to the rear of 10 Bridge Street, Deeping St James</p> | <p>Proposed demolition of redundant abattoir buildings and erection of day nursery, formation of vehicle cross over on Park Road</p> <p>SKDC – Grants Planning Permission</p> <p>DSJPC - DSJPC have no objections in principle to a nursery in this location and accept that the 19th century abattoir is in a poor condition and could not economically be rebuilt. The paddock is designated in the conservation area as an important open space and this proposal would necessitate approx. 25% of this being lost. However, on the other</p> |

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| | | <p>hand this proposal would preserve the remaining 75% from future development.</p> <p>It is noted that there now is pedestrian access from Bridge Street along the side of No 10 and that the other access further down Bridge Street, between No 16 and No 18 is now vehicular only. The one way system from Bridge Street to Park Road along the driveway which would be gated and only unlocked during nursery opening times, does not allow for pedestrian access.</p> |
| S19/1443 | Mrs Copland 99 Horsegate, DSJ | <p>Construction of a drop kerb</p> <p>SKDC – Grants Planning Permission</p> <p>DSJPC - It was RESOLVED to approve this application with no comments</p> |
| S19/1023 | Mr & Mrs Clarke Land off Back Lane, DSJ | <p>Erection of Stables</p> <p>SKDC – Grants Planning Permission</p> <p>DSJPC - RESOLVED to approve</p> |
| S19/1471 | Mr Myson 82A Eastgate, DSJ | <p>Erection of railings to flat balcony with Juliet balcony</p> <p>SKDC – Grants Planning Permission</p> <p>DSJPC - Approved under delegated powers</p> |
| S19/1488 | Mr Pragliola Land to the rear of 81 Church Street, DSJ | <p>Demolition of garage and erection of single dwelling</p> <p>DSJPC – Recommend to full council that the following comments be submitted –</p> <p>The parish council objected to the previous application S17/0752 on the grounds of inappropriate back land development in the conservation area along with the shared access on a sharp, blind bend posing a considerable traffic hazard.</p> <p>Our objection to this application would remain that of inappropriate back land development in the conservation area, but the potential traffic hazard situation has, in the meantime, increased. The former unused commercial site diametrically opposite (Broadgate House), is now being redeveloped with six residential dwellings. The access point will be close to the Waterton Arms, exiting left. The additional traffic flow will exacerbate the known problems on a sharp blind bend where there have been numerous minor accidents.</p> <p>SKDC - Grants Planning Permission</p> |

50.20 Date of the next meeting Thursday 21 November 2019 at 7.00pm at The Institute

Meeting closed at 7.30pm

Signed.....

Date.....