



DEEPING ST JAMES PARISH COUNCIL

The Institute, 38 Church Street, Deeping St James, PE6 8EP

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Parish Clerk: Julie Fortnum

The minutes of the **Planning & Transport Committee** meeting held on **Tuesday 14th June 2022** at 7.00pm at the Institute.

Present: Councillors Bowell, Denman, Dilks, Gilbert, Hosking, Robinson, **Shinkins-Hoppe** and Thomas.

The minutes were taken by the Assistant Clerk Louise Brown.

01.23 To elect a Chairperson

Cllr Shinkins-Hoppe explained that under the Constitution of The Deepings Neighbourhood Plan; Chairs of both Deeping St James Parish Council and Market Deeping Town Council Planning Committees, are included as part of that team, therefore anyone wishing to become Chair of Planning must be a member of the Neighbourhood Plan. Cllr Shinkins-Hoppe stated that she was willing to continue to be Chair of Planning and was voted in.

02.23 To receive apologies of absence.

Apologies have been received from Cllrs Stevens and Little.

03.23 To receive declarations of interest, if any.

None were received.

04.23 To agree the Minutes of the previous meeting held on 19th May 2022.

The Minutes were agreed and signed.

05.23 To receive reports from the Clerk.

None were offered.

06.23 To receive an update from the Neighbourhood Plan.

Councillor Dilks joined the meeting.

Following the presentation by Aldi and New River Retail to the Neighbourhood Plan Group, a formal response has now been formalised. Negotiations are to continue with New River Retail concerning the uptake of new tenants for the Poundstretcher Store, the types of car parking to be offered, short, medium and long-term stays, and upgrading of access routes into the area. Negotiations are also to continue with Aldi about the type of store front to be provided, the need to protect hedging and sound barriers for residents in Clover Road, and the provision of a construction management plan to ensure there is minimum disruption during the construction period. It is hoped that once planning permission has been obtained the store can be operational within an 18th month period.

Cllr Shinkins-Hoppe explained that during the meeting with the Director of Culture and Growth and the Assistant Director of Planning from SKDC the subject of Section 106 monies had been discussed. A financial report from SKDC indicated that currently there is over £3m of Section 106 monies being held. The Neighbourhood Plan Team have a list of improvement projects which would be easier to fulfil if funding could be used. As the NP Team are answerable to both DSJPC and MDTC, Cllr Shinkins-Hoppe asked this committee to consider the following options (a) should both Councils retain their own separate and total control over the Section 106 Monies, (B) The NP Team to have control over the Section 106 monies (C) Both Councils work with the NP Team to achieve the best

results for the community. After discussion it was agreed to make a **RECOMMENDATION to Full Council for option (C) to be adopted.**

07.23 To receive an update regarding the Welland Footbridge.

Peterborough County Council have been working with the Langdyke Trust and John Clare Countryside with regards the Welland Footbridge. The application for Compliance with Condition 1 (S22/0730), for Planning Application S19/0418, has been received and we have recently been given verbal confirmation that it has been approved from SKDC. We are now waiting for the written confirmation.

08.23 To receive an update regarding the proposed Bus Stop Clearway and Pole for Thackers Way.

An appendix had been circulated with the agenda, stating that the implementation of the TRO for the Bus stop clearway and pole was delayed, due to Delaine Buses withdrawing their service along the route affecting Crowson Way and Thackers Way. Since the Services Department at LCC have now been informed that the route is now to remain in service, they have reactivated the order and will action as soon as they can.

Cllr Dilks gave an update on the work he has been doing to try and resolve the issues regarding this and will keep the Council informed.

09.23 To receive an update regarding Planning Inspectorate Appeal Decision S20/0632.

S20/0632 17 Eastgate Deeping St James PE6 8HH

Change of use of the site for dog exercise areas, obedience/agility classes, provision of fencing to dog training areas, hardstanding area for customer parking and the demolition of the existing stables buildings.

The appeal document was shared amongst the Councillors prior to the meeting. The appeal has been refused. Cllr Shinkins-Hoppe explained that although permission was refused, the reasons did not make reference to the importance of Back Lane as a quiet Green Lane or the impact traffic would have on it. It was suggested that the Council remain aware that the applicant may wish to reconsider.

10.23 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:

S22/0995

High Locks House, 1 Bridge Street, Deeping St James, PE6 8HA.

Proposed single storey side extension and repainting exterior render on existing cottage.

DSJPC – Approved under delegated powers.

11.23 To report the outcome of previous Planning Applications:

S22/0509

98A Bridge Street, Deeping St James, PE6 8HA.

Change of use of part residential garden (Class C3) to commercial use (Dental Practice) (Class E) including repositioning of garden boundary fence, creation of new access to dental practice, construct new boundary wall with electric gates and additional parking.

DSJPC – Approved

SKDC – Grants Planning Permission

S20/1253

Section 73 application to vary condition 2 (approved plans) of S18/2111 (Demolition of 2 existing dwellings and erection of 12 dwellings).

DSJPC – No objections

SKDC – Grants Planning Permission

S22/0444

Demolition of an existing storage/workshop building and replace with a new building containing studio space to let, alterations to the layout of the existing community hub, demolition of the existing entrance lobby and construction of a new entrance lobby. With associated parking and landscaping.

DSJPC – Approved

SKDC – Grants Planning Permission

S22/0446

Demolition of existing conservatory and side lean to storage area, construction of 2 storey extension to rear of existing building, construction of pitched roof and porch area to front in place of existing flat roof area, materials change from brick and clad to white render and timber cladding mix all around, partial internal alterations.

DSJPC – Approved

SKDC – Grants Planning Permission

APPEAL DECISION APP/E2530/W/20/3260950

S20/0632

Change of use of the site for dog exercise areas, obedience / agility classes, provision of fencing to dog training areas, hardstanding area for customer parking and the demolition of the existing stables buildings.

DSJPC – Objected

SKDC – Dismissed and Refused

S22/0437

Removal of existing conservatory and replace with traditional extension, side extension and alterations.

DSJPC – Approved

SKDC – Grants Planning Permission

12.23 To agree the date of the next meeting.

Tuesday 12th July at 7pm

Signed.....

Dated.....