



DEEPING ST JAMES PARISH COUNCIL

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

E-mail clerk@deepingstjames-pc.gov.uk Tel: 01778 343266

Webpage: //deeping-st-james.parish.lincolnshire.gov.uk

Facebook: Deeping St James Parish Council

Parish Clerk: Julie Fortnum

The Minutes of the **Planning & Transport Committee** meeting held on **Tuesday 13th June 2023** at 7.00pm at the Institute.

Present: Councillors Denman, **Shinkins-Hoppe**, Smith and Stevens.
A member of public attended.

The Minutes were taken by the Assistant Clerk Louise Brown.

12.24 To receive apologies of absence.

Apologies were received from Cllr Gilbert. Cllr Rose did not attend.

13.24 To receive declarations of interest, if any.

No declarations of interest were received.

14.24 To agree the Minutes of the previous meeting held on 23rd May 2023.

<https://deeping-st-james.parish.lincolnshire.gov.uk/council-business/ptc-2023-minutes/4>

The Minutes were agreed as a true representation and signed.

15.24 To receive reports from the Clerk.

After contacting both South Kesteven District Council and Vistry Housebuilding East Midlands, regarding the Section 106 monies for the Linchfield Road, Springfields development. We have established that £11,600.02 for Bus Shelter Contributions and £4002.07 for Bus Shelter Maintenance has been paid to SKDC from Vistry. Deeping St James Parish Council need to request a transfer of these funds, to move forward, along with planning permission needed for the bus stops and the Parish will need to make this application.

A local Member of Public, who assists the Parish Council regarding transport issues has advised that Lincolnshire County Council have now erected the bus stop clearway signs at the bus stops along Horsegate. All outstanding bus stop works have now been completed within the village. The member of public is happy to continue to monitor and keep the Church Street and Benedict Court shelters up-to-date.

The Assistant Clerk contacted Baston, Langtoft, West Deeping and Greatford to ask if they would like Deeping St James Parish Council's help with reference to the call to Mineral Sites.

We have had responses from Greatford, Langtoft and West Deeping, listed below:

Greatford

Thank you for your email and for making contact with Greatford Parish Council. A quarry (& processing) has been approved in Greatford Parish (King Street/ Baston Road junction). Also, through a recent meeting with Breedons, we have learned that the quarries on King Street (Cemex and Breedons) will be decommissioned and restored over the next 2 years. However, they are seeking permission to quarry on the other side of the A15, as you will know.

Greatford PC would appreciate any support and opportunities to make joint statements etc concerning these issues.

Langtoft

Yes any co-ordination would be good.

West Deeping

Thanks for your e-mail and the offer of support from Deeping St James Parish Council to us on Lincolnshire County Council's Minerals and Waste Local Plan.

There has been a lot of correspondence recently with them on this, from both ourselves and several of our residents who are very concerned about the proximity of two proposed sites to our village and the effects that it will have on our quality of life. As a result, we have set up a 'West Deeping Action Group' and Cllr Gareth Williams is the Parish Council's representative on this.

I have sent Gareth a copy of your e-mail and have asked him to either contact you directly, or via myself, if there are any relevant matters that he feels you could assist us with.

The Deeping St James Parish Councillors will help where they can when approached by the other nearby Parish Councils.

The Clerk has sent information to the Assistant Clerk regarding the Educational Speeding Campaign. Wheelie bin stickers can be bought from Community Speed Watch and Lincolnshire County Council, as well as online. Initial costs can range between £95-£119 for 100 stickers sized 220 x 300mm. Councillors would like DSJ Parish Council logo added and would like approximately 300. The Asst Clerk is to approach a local signwriter for help.

The Assistant Clerk contacted Lincolnshire County Council Highways Development Manager to request an investigation into the parking of HGV's outside of the Co-Op after a Planning Application was received to increase the Co-Op opening hours. The Development Manager has stated that the appropriate signs and lines are in place and that Police enforcement should be advised if this becomes an issue. The email was then forwarded on to the Area Maintenance Officer to make her aware of the situation and possibly contribute anything further.

A query has been received about potential land claiming of green space from a resident in Braeburn road. The Assistant Clerk is to ask South Kesteven District Council if the area concerned is part of an adopted road and adopted land.

Peterborough City Council have made contact regarding the Flying Club application S23/00136/FUL, as further information has been received to satisfy PCC's needs. Deeping St James Parish Council have previously discussed this application and the information offered makes no difference to the outcome of the previous decision made.

16.24 To receive an update from the Neighbourhood plan.

Recently there was a meeting about an 80-house development at Towngate West. The applicants are holding a pre-application meeting with SKDC at the end of June where Neighbourhood Plan representatives are invited.

Cllr Stevens joined the meeting at 7.17pm.

Cllr Stevens advised that the Public Footpath that runs from West Deeping and behind Molecey Mill is not being used and is at risk of use being stopped by Breedons. It is **RECOMMENDED** to Full Council that Deeping St James Parish Council should write to West Deeping Parish Council to organise a public footpath walk.

The Walking and Cycling Campaign had a failed bid and the Neighbourhood Plan asked for a copy of this, to learn what went wrong and what information is needed to make a good application.

The Neighbourhood Plan Group has a meeting with the Assistant Director of Planning at South Kesteven District Council on 12 July 2023, where working arrangements between both organisations can be improved.

Cllr Stevens asked that a request for official permission be provided from SKDC, allowing support from DSJPC to check that conditions of planning applications are met and any breaches can be forwarded to SKDC. We do already make comment, but the shortage of enforcement officers is a problem as any follow up may take a very long time.

17.24 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:

<http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/>

S23/0956

Erection of a new discount foodstore (Use Class E) with access, car parking, landscaping and other associated works.

Land To The East Of Peterborough Road , Market Deeping, PE6 8GQ

Councillors discussed the reasons that this planning application was initially refused, then they reviewed the new. The outcomes are as follows:

No objection as we would welcome a 3rd planned large supermarket in the town, subject to a positive response to the following important matters.

1. **Town Centre First** . SKDC is requested to firmly follow national and its own policies to promote the town centre first. This means SKDC reassuring itself that the new Lidl out of centre store will not undermine the planned town centre store (approval S22-2086) by undermining its viability.
2. **Footpath connections**. The footpath crossing the top of the site (east-westward) is welcomed as a contribution to future improved access, but it will remain as a cul de sac until the adjacent site to the east is developed. Consequently, it should not be relied on. A new footpath connection should also be introduced properly connecting to Northfield Road, via the south side of the A15 roundabout. The new housing development on Northfield Road need to be better served by footpaths with the opening of this store, and not wait for future possibilities.
3. **Landscaping proposals needs to be carefully reassessed**. Given this is a 'Gateway' site (see DNP Policy 10), then robust attention needs to be given to the possibilities of improved perimeter landscaping alongside Peterborough Road that will far make more of a visual statement.

This may require the sacrifice or amendment to parking. Car park design details should include kerb edges to planted areas to ensure planting is guarded from damage by poorly parked cars.

Trees should be semi-mature on planting, and of a species that will have a lasting long term landscape impact (i.e., not 'lollipop' trees of minor significance).

4. **Design limit advertising on building elevation**. The applicants improved design relative to the previous refused option is welcomed but damaged by the inclusion of

large format advert panels on the Peterborough Road frontage. It is recommended that these large panels are removed with advertising limited to much smaller free-standing adverts.

This planning application is to be **RECOMMENDED** to Full Council.

18.24 To report the outcome of previous Planning Applications:

<http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/>

S22/2221

Ms Lisa Wright

Proposed extension to a private dwelling to form larger dining room area.

Tyes Mead Spalding Road Deeping St James Lincolnshire PE6 8SB

DSJPC – Approved with comments

SKDC - Grants Planning Permission

S23/0480

Mr Crapper

Prior notification (Part 3 Class Q) for the conversion of an agricultural building to form one dwelling.

Land On The West Side Of Hall Meadow Road

DSJPC – No Objections

SKDC - Approved Conditionally 18th May 2023

S22/2334

Mr S Akhill

Erection of an agricultural workers dwelling and associated infrastructure

Stowgate Poultry Farm Stowgate Deeping St James Peterborough PE6 8RW

DSJPC – Approved with conditions

SKDC - Grants Planning Permission

S22/2243

Messrs GRAHAM AND JOHN CHARITY

Outline application for the erection of up to 6 dwellings and associated access, including new access point for No 36, 36A and 38 Spalding Road, following demolition of existing agricultural building (Access for approval only all other matters reserved)

38 Spalding Road Deeping St James Lincolnshire PE6 8NJ

DSJPC – Approved with conditions

SKDC – Grants Planning Permission

19.24 To agree the date of the next meeting.

Tuesday 11 July 2023 at 7pm.

The meeting ended at 7:56pm.

Signed.....

Dated.....