



DEEPING ST JAMES PARISH COUNCIL

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

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The Minutes of the **Planning & Transport Committee** meeting held on **Tuesday 15th November 2022** at 7.00pm at the Institute.

Present: Councillors Denman, Halls, Hosking, **Shinkins-Hoppe** and Thomas.

The Minutes were taken by the Assistant Clerk Louise Brown.

49.23 To receive apologies of absence.

Apologies were received from Cllrs Bowell, Gilbert, Little and Robinson.
Councillors Stevens and Dilks did not attend.

50.23 To receive declarations of interest, if any.

None were received.

51.23 To agree the Minutes of the previous meeting held on 11th October 2022.

The Minutes were agreed as a true representative and signed. <https://deeping-st-james.parish.lincolnshire.gov.uk/council-business/ptc-2022-minutes/9>

52.23 To receive reports from the Clerk.

The office are awaiting information to put forward to the LRSP from Cllr Dilks, regarding which lamp posts could be used along Linchfield Road to hold a SIDS device and can be included in the SIDS rota.

A round robin was sent out referring Planning Application S22/1451 to increase the height of the back fence at the rear of the property to 2.4m, 57 Fraser Close, Deeping St James, Lincolnshire, PE6 8QL. The fence has been increased by approximately a further 3ft, on top of the 5ft fence, which is not in keeping with the surrounding properties. Councillors considered this application by email due to lack of time allowed and an objection was put forward to SKDC Planning Department.

53.23 To consider the SKDC Local Plan Review

South Kesteven District Council have sent a paper regarding the Local Development Scheme which was shared with the Councillors before the meeting. Councillor Shinkins-Hoppe explained what the review contained:

The Parish Council acknowledgement of Local Development Scheme 2022-2025.

1. The Local Development Scheme forms part of the preparation for the revised SKDC Local Plan, which currently runs to 2036.
2. Local Plans are subject to community consultation in accordance with the requirements of a Council's statement of Community involvement. The previous consultation was adopted in October 2021. It is anticipated that the next community involvement will be in March 2023.
3. The current Local Plan (adopted Jan 2020), sets out the strategic planning framework and vision for the District to 2036 and identifies housing and employment sites in Grantham, Stamford, Bourne and The Deepings and a number of larger villages.
4. Neighbourhood Plans are subject to community consultation, an independent examination by an inspector and a local referendum process. Once made, these documents form part of the statutory development plan for the area.

5. The specific matters to be addressed in this review are listed, but the list may be extended:
 - (a) The progress being made towards implementation of the spatial strategy for SK with particular focus on development in Grantham to be achieved by the end of the plan.
 - (b) Taking account of the National Planning Framework, particularly in relation to the assessment of housing needs and future requirement for employment land.
 - (c) Further assessment of the needs of the Gypsy and Traveller Community including Travelling Show people and the need to allocate land to meet identified needs.

54.23 To receive an update from the Neighbourhood Plan Team and to discuss the consultation from New River Retail offered to Market Deeping Town Council.

The Neighbourhood Plan Team had a meeting on 7th November 2022, where the team continued to assess and review current projects.

The main focus at present is the application by New River Retail, who have put forward a planning application for a generic supermarket and through this, the NPT have raised some concerns regarding non-vehicular access and their effects to and from the site from various access points and the NPT would like for this to be reviewed and addressed as a condition.

Vehicular access has been highlighted regarding staff parking and a clear travel plan for non-car access for staff and a query for long-stay parking as no provision has been made. The NPT also feel that the cycle racks that are due to be positioned in the area need to be covered to promote safe and sustainable travel.

The application refers to helping the residents of Thyme Avenue in creating a space in between the properties and the supermarket, which may be made into a Biodiversity advantage area. It was suggested that the Parish Councillors would like to request the ability to consult with planning at SKDC and would like for the Biodiversity Net Gain formed with regard to the potential Biodiversity area, be assessed by the County Ecologist. The Assistant clerk is to request the opportunity to consult with SKDC as the Parish Council have not been invited to comment even though it is a neighbouring authority.

The Neighbourhood Plan Team have requested a further meeting with New River Retail to ask them why they have not addressed any of the issues raised during their initial meeting.

55.23 To consider asking SKDC, if we have the formal responsibility to go through conditions, clauses, landscaping, section 106, breaches etc. to assist SKDC Planning Department.

The Councillors discussed that Parish Councillors need permission for power and authority to make the Planning Applicants meet the conditions set out in the agreed Planning Applications. It was considered that officers are trained; the Chair suggested that Councillors could be trained. Councillors wish to be able to write a letter to developers advising them of conditions that they may have missed. Councillors agreed that permission is to be sought to find out if this can be pursued one way or another. Councillor Shinkins-Hoppe commented that these concerns would be raised during a meeting scheduled for the 29th November with the Assistant Director of Planning and the Director of Growth and Culture at South Kesteven District Council.

56.23 To receive an update regarding the bollards/permissive right of way along Bell Lane.

The Clerk and Chair had an impromptu conversation, when introduced to PC Collingson at the opening of the Remembrance Gardens, regarding the complaints about motorcycles passing through the bollards within Bell Lane. Recently the residents of Bell Lane have had motorcycles revving their engines in the early hours of the morning at the

bollard section. PC Collingson advised that the Parish Council would be able to provide signage at Bell Lane end of the bollards, stating 'no unauthorised vehicles beyond this point'. Queries were raised whether acknowledgement is shown that the signage is in place due to Deeping St James Parish Council. Councillor Shinkins-Hoppe asked one of the residents, what they thought the other residents would think about signage being added, to which the resident immediately replied that they would be happy for any support as the residents have had enough. **It was agreed that a RECOMMENDATION would be made to FULL COUNCIL in order to agree that a sign should be provided by the Parish Council.**

57.23 To receive an update regarding the prospective traffic calming on Church Street.

Councillor Shinkins-Hoppe and a Planning Consultant met with District Councillor Phil Dilks to discuss offering the two options that were put forward from consultation with residents. Councillor Dilks is scheduled to meet with the Lincolnshire County Council Area Highways Manager, when proposals can be discussed with the aim of finding the most suitable solution, their feasibility and the proposed timescale. Residents will then be informed of the outcome.

58.23 To consider whether the Parish Council are able to comment on a Planning Application that we have previously approved, but SKDC have refused and the applicant has appealed.

Councillors discussed that if the Parish Council have already consulted on an application, and the application has come forward again as an appeal, then the Parish Council should be able to re-submit an opinion, based upon updated information. The Parish Council are to contact Planning Inspectorate (PIN) to discover the appeals number and deadline, so that an informed decision can be made and put forward.

59.23 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:

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

S22/2059

16 Park Estate, Deeping St James, Lincolnshire, PE6 8NG
Erection of detached bungalow.

The Parish Council wish to object to this application on the basis of over development of the site, and that the siting and design of the proposed building is not in keeping with the house already on the site, or with the immediate surrounding pattern of houses. The Parish Council are keen to retain the style of the 1950's houses which are unique to Deeping St James. It is felt that a development of this size would affect the amenity of the existing house on the site.

Consideration has not been given to Neighbourhood Plan policies DNP9 and DNP2 or SKDC Local Plan Policy SP3; Policy DE1 and Section 12 of the NPPF. All Councillors agreed to object.

S22/2074

150 Eastgate, Deeping St James, Lincolnshire, PE6 8RD
2-storey and single storey front extension and enlargement of existing dormers to front and rear.

An application for this address has previously been submitted and refused by SKDC. Councillors agreed to continue to object to this application on the basis of over

development of the site and the impact on the street scene. The proposal takes the building forward of the existing building line and adversely affects the neighbouring properties. The Parish Council feels the application does not meet Policy DE1 of the Local Plan; Chapter 3 of the SKDC Design Guide or The Deepings Neighbourhood Plan DNP9 Section 6.

60.23 To report the outcome of previous Planning Applications:

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

S22/1708

Extension to garage to form tack room.

Five Acres, Hards Lane, Frognall, Lincolnshire, PE6 8RP

DSJPC – Approved under delegated powers

SKDC – Grants Planning Permission

S22/1811

Two-storey side and rear extension and a single storey side extension. Resubmission of S22/1283.

155 Eastgate, Deeping St James, Lincolnshire, PE6 8RB

DSJPC – Approved under delegated powers

SKDC – Grants Planning Permission

S22/1599

Single storey rear and two-storey side extension

83 Church Street Deeping St James Lincolnshire PE6 8HF

DSJPC – Approved under delegated powers

SKDC – Grants Planning Permission

61.23 To agree the date of the next meeting.

Tuesday 13th December at 7pm.

Signed.....

Dated.....