



DEEPING ST JAMES PARISH COUNCIL

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

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Webpage: [//deeping-st-james.parish.lincolnshire.gov.uk](http://deeping-st-james.parish.lincolnshire.gov.uk)

Facebook: Deeping St James Parish Council

Parish Clerk: Julie Fortnum

Dear Councillors **Bowell**, **Denman**, **Gilbert**, **Rose**, **Shinkins-Hoppe**, **Smith** and **Stevens**.

Copy to Cllr P Dilks for information.

You are hereby summonsed to attend the next meeting of the **Planning & Transport Committee** on **Tuesday 14th November 2023** at **7.00pm** held at the Institute.

Louise Brown
Assistant Clerk

AGENDA

64.24 To receive apologies of absence.

65.24 To receive declarations of interest, if any.

66.24 To agree the Minutes of the previous meeting held on 17th October 2023.

[PTC 2023 Minutes – Deeping St James Parish Council \(lincolnshire.gov.uk\)](http://lincolnshire.gov.uk)

Please see appendix 1.

67.24 To receive reports from the Clerk.

Please see appendices 2, 3 and 4.

68.24 Review of Deepings Neighbourhood Plan and Prospective Design Code Work.

Please see appendix 5

69.24 To receive an update regarding the Brewton Drive/Streton Gardens playpark and attenuation pond. ENF23/0238

70.24 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:

<https://prod.publicaccess.southkesteven.gov.uk/online-applications/search.do?action=simple&searchType=Application>

S23/1462.

Applicant: Mr Mark Kirkby.

Proposal: Retrospective listed building application for urgent roof works.

Location: Caterpillar Day Nursery, 100 Bridge Street, Deeping St James, Lincolnshire, PE6 8EH.

App Type: Listed Building Consent.

71.24 To report the outcome of previous Planning Applications:

<https://prod.publicaccess.southkesteven.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Application No: S23/1889.

Proposal: British Telecommunications Plc intends to install fixed line broadband electronic communications apparatus.

Location: 40 Wade Park Avenue Market Deeping Lincolnshire.

SKDC – No objections.

DSJPC – Not consulted.

Application No: S23/1638.

Applicant: Mr K Sweeney.

Proposal: Supply and install 72 No PV solar panels with a maximum output of 29.16 kWp.

Location: Linchfield County Primary School Crowson Way Deeping St James Lincolnshire PE6 8EY.

Decision/Date Details not required - 19th October 2023.

SKDC – Permitted development.

DSJPC – Not consulted.

Application No: S23/1835.

Proposal: Proposed Telecommunications base station upgrade.

Location: Linchfield Motors Linchfield Road Deeping.

I refer to your Part 16 Telecoms Notification received on 4th October 2023.

SKDC - This authority has no objection to the proposal.

DSJPC – Not consulted.

Application No: S23/1661.

Applicant: Khela.

Proposal: Addition of two new rooflights to front elevation.

Location: 98A Bridge Street Deeping St James Lincolnshire PE6 8HA.

Decision/Date 3rd November 2023.

SKDC – Grants Planning Permission.

DSJPC – No objections.

72.24 To agree the date of the next meeting.

Tuesday 12th December 2023 at 7pm.

67.24 To receive reports from the Clerk.

Appendix 2

There is a change in access to planning applications online.
Please see appendix 3 for information.

Application S23/1813 with a short deadline was discussed at Full Council:
S23/1813

Applicant: Mr B Fallows

Proposal: Demolish existing detached single storey garage/utility room and construct new detached utility room with storage to loft space, increase width of existing dropped kerb access

Location: 125 Eastgate, Deeping St James, Lincolnshire, PE6 8RB,

App Type: Householder

DSJPC – Objected

Application No: S23/1815.

Applicant: The Clerk.

Proposal: Two new bus shelters.

Location: Street Record , Brewton Drive/Linchfield Road, Deeping St James, Lincolnshire, PE6 8GR.

App Type: Full Planning Permission.

DSJPC – Noted.

Application S23/1877 with a short deadline, was sent out to all Councillors for thoughts via email:

S23/1877

Applicant: Iris Philips

Proposal: Section 211 notice to reduce 1 x Ash tree in the rear garden to previous points, 2-4m, raise by 2-3m.

Location: 9 Church Street, Deeping St James, Lincolnshire, PE6 8HF,

App Type: Trees in CA - Section 211 Notice

DSJPC - No objections.

Councillor Shinkins-Hoppe has written a response for Lincolnshire County Council, with reference to the Baston Gravel Extraction, Case PL/0070/23.

Please see appendix 4 for information.

S23/1248 & S23/1249 The Deepings Library. There is public speaking at the Planning Committee in Grantham on the 8th November 2023, regarding the full planning permission. Councillors are not required to attend as our supportive response has been sent.

HOW TO SEARCH FOR PLANNING APPLICATIONS

Visit our website at www.southkesteven.gov.uk/planning-building-control.

Select **'Planning (Development Management)'**, then **'Viewing and commenting on applications'**

1. To search for a planning application, click on **'Search for a planning application'**

Planning – Simple Search

Search for Planning Applications, Appeals and Enforcements by keyword, application reference, postcode or by a single line of an address.

Simple Advanced Weekly/Monthly Lists Property

Applications Appeals

Status: All

Enter a keyword, reference number, postcode or single line of an address.

Search

an idax solution

2. Enter a planning application, address, or other search information into the box and then press 'Search'.

A list of planning applications which match the search criteria will be shown.

Click on the application you wish to view.

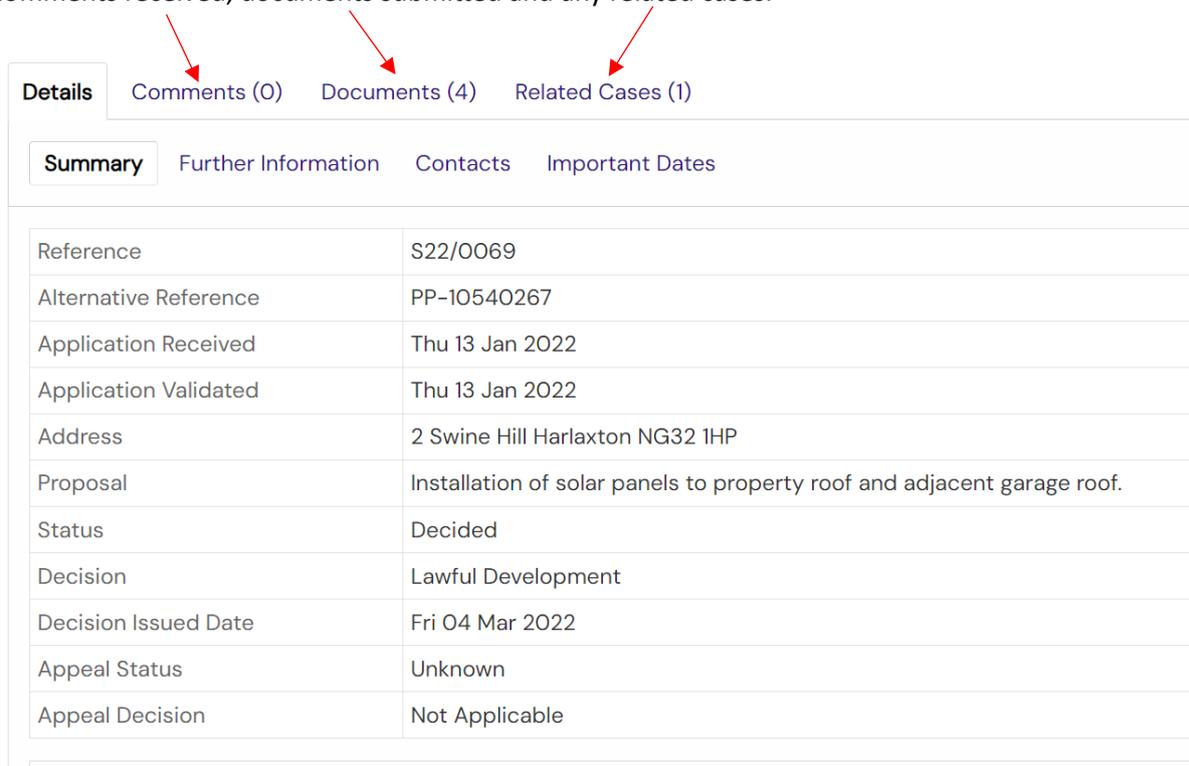
1 2 Next >

Installation of solar panels to property roof and adjacent garage roof.
2 Swine Hill Harlaxton NG32 1HP
Ref. No: S22/0069 | Received: Thu 13 Jan 2022 | Validated: Thu 13 Jan 2022
| Status: Decided

Discharge of conditions 3 of planning application S17/O558
14 Swine Hill Harlaxton NG32 1HP
Ref. No: S21/0412 | Received: Wed 03 Mar 2021 | Validated: Wed 03 Mar 2021 | Status: Decided

Single storey extension to front & rear with two storey extension to side.
8 Swine Hill Harlaxton NG32 1HP
Ref. No: S20/2175 | Received: Mon 21 Dec 2020 | Validated: Mon 21 Dec 2020 | Status: Decided

The details of the application will then be shown, from which you can view other information such as comments received, documents submitted and any related cases.

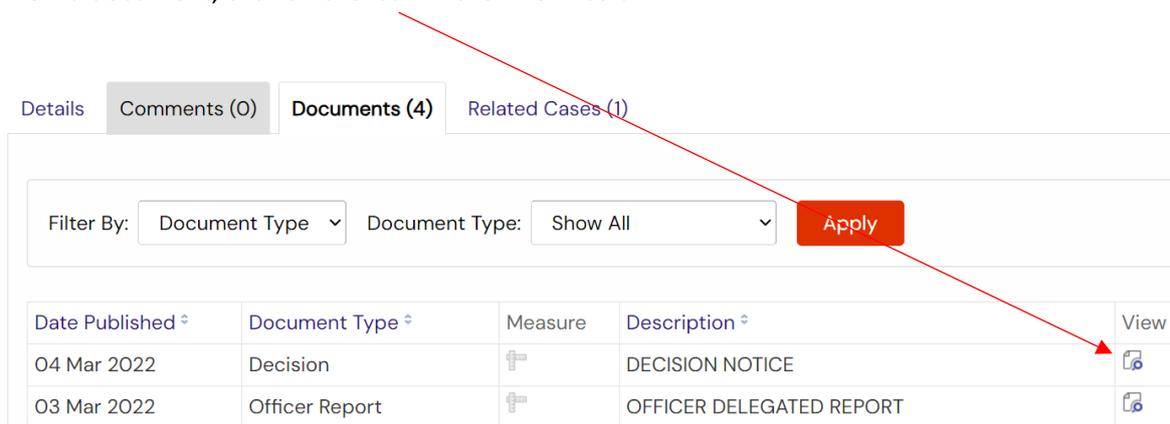


Details | Comments (0) | Documents (4) | Related Cases (1)

Summary | Further Information | Contacts | Important Dates

Reference	S22/0069
Alternative Reference	PP-10540267
Application Received	Thu 13 Jan 2022
Application Validated	Thu 13 Jan 2022
Address	2 Swine Hill Harlaxton NG32 1HP
Proposal	Installation of solar panels to property roof and adjacent garage roof.
Status	Decided
Decision	Lawful Development
Decision Issued Date	Fri 04 Mar 2022
Appeal Status	Unknown
Appeal Decision	Not Applicable

To view a document, click on the icon in the 'View' column - .



Details | Comments (0) | Documents (4) | Related Cases (1)

Filter By: Document Type | Document Type: Show All | Apply

Date Published	Document Type	Measure	Description	View
04 Mar 2022	Decision	⌵	DECISION NOTICE	
03 Mar 2022	Officer Report	⌵	OFFICER DELEGATED REPORT	

It is not necessary to register for an account in order to view planning applications. However, if you would like to comment on an application you must first register for an account. Once you have registered, in addition to being able to comment on an application, you will be able to access additional functionality, ie. tracking applications, saving searches, email notifications about tracked applications and new search results.

To register for an account, simply click the 'Register' button at the top of the search area and follow the on-screen instructions.

Objection to Planning Application PL/0070/23 Cemex UK Operations Ltd. The Extraction of sand, gravel and aggregate at Thetford Farm, Baston.

Effects on wildlife and the natural environment

1. The proposed extraction site is close to the SSSI at Thurlby Slupe Nature Reserve where over 210 species of plants are supported – some of which are classed as rare. It also supports over 109 species of birds and 23 varieties of butterflies. Concerns exist that the noise and dust from the extraction will affect this protected site.
2. The proposed site is also close to the Baston Fen Nature Reserve – another SSSI – where Cranes have been nesting. This site must be protected and again concerns exist that the noise and dust will disturb these birds who have only returned very recently after an absence of some 400 years.
3. There is a plan over the next 25-50 years for the South Lincolnshire Fenlands Project to restore to wetlands, an area of up to 800 ha between Baston, Thurlby and Deeping Fen. It is intended that these will form part of a wider proposed for wetland restoration across large areas of the East Midlands. This project will have many benefits for those local communities including employment, opportunities for educational, leisure and recreational facilities. The planned gravel extraction will destroy the very land this project is working to restore.

Effects on Highways and Communities

1. The A15 is already a very busy road with heavy traffic at certain times of day. A substantial increase in traffic – particularly gravel lorries joining the A15 at a busy junction, could give rise to more accidents if suitable traffic control is not installed.
2. The A15 is the only bus route linking Bourne and the villages to the Deepings. School buses and standard service buses are dropping off and collecting passengers along this busy route. The addition of a number of heavy lorries could cause considerable difficulties for those using public transport.
3. There are a number of businesses along the A15 near to where the proposed quarry is proposed. Access to businesses such as Waterside Garden Centre, the two BP garages, the Caravan storage facility and the public house at Langtoft will be affected by the additional heavy traffic.
4. Surrounding villages will be affected by the deterioration in local roads, spilt gravel on roundabouts giving rise to concern for those travelling on two wheels. Air pollution can also be an issue due to the increased traffic and the close proximity of the proposed site to the primary school in Baston and local housing.
5. The area around Baston, Langton, West Deeping and Market Deeping has been heavily quarried for a number of years. As a result, there are vast areas of open water which have been left unmanaged by the Quarry owners. There is no public access and indeed no community benefit at all.
6. Section 8 of the NPPF Para 93c states that planning policy should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. This is an agricultural area, providing food not just for local people but crops which help feed the nation. Loss of agricultural land which cannot be returned to its original state does not only affect this community, but all people. The close proximity of this proposed site to schools and houses will have a negative economic impact. This is purely a commercial venture which will have the opposite impact on those involved in the extraction – but the effect on this community will be enormous over many years.

Deeping St James Parish Council therefore wish to object to the proposal and feel that the protection of a health community and its wildlife must take priority.

If the application is granted permission, please ensure that all possible benefits are made conditional so the community does benefit in as many ways as possible including grants from the applicants 'community fund

Report to Deeping St James Parish Council

Planning and Transport 14 November

Full Council 21 November



Briefing Note to Deeping St James Parish Council: Review of Deepings Neighbourhood Plan (DNP) and prospective Design Code Work.

Source. DSJ Councillors Gordon Smith and Kate Shinkin.
6 November 2023

a. Purpose of note

The purpose of this report is to provide information on:

- a. the process of updating the Deepings Neighbourhood Plan
- b. an early review on radically improving our influence on the design of new developments.

b. Revising the Neighbourhood Plan [Click here for information About us \(deepingsplan.org\)](#)

The Neighbourhood plan was adopted in June 2021. It will generally be reviewed on a 5-year cycle. Over its 2.5 years of use it has had a considerable influence on local planning decisions - noticeably in relation to larger development across both parishes (e.g. the Town centre retail store, various industrial developments, and early influence on larger new housing estates that are in the pipeline).

To ensure the DNP remains relevant to local needs, the process of revising that plan has started.

Initial work will seek residents' views on the issues that the replacement Neighbourhood Plan should cover. This will start in December with publicity in the Deepings Advertiser and a presence at the Christmas market on 30 December.

Recommended action: to note this forthcoming work.

c. New design code work

Design Codes are explained in the attached appendix. They are:

“a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area” [Click here for information Office for Place - GOV.UK \(www.gov.uk\)](#)

The new DNP will provide enhanced guidance on the design of new development. The DNP group has decided to accelerate this work given several large developments likely to be proposed over the next few years in Deeping.

This work will be incorporated within the revised DNP to give it full weight as a ‘material considerations’ in planning decisions.

The DNP Group applied for and secured direct assistance from the Government to do this work (at no cost to DSJ and MD Parishes). A national Design Consultancy *Aecom* has commenced and will produce first drafts shortly. This work represents best practice with the DNP Group proactively promoting better development.

Recommended action: to note this work has started.

National Government design agenda 2019 - 2023

Living with Beauty
Promoting health, well-being and sustainable growth

The report of the Building Better, Building Beautiful Commission
JANUARY 2020

Ministry of Housing, Communities & Local Government

National Planning Policy Framework

Stronger wording – refuse mediocre

National Design Guide
Planning practice guidance for beautiful, enduring and successful places

Ministry of Housing, Communities & Local Government

Ask for Beauty - Refuse Ugliness - Promote Stewardship

National Model Design Code
Part 1
The Coding Process

Ministry of Housing, Communities & Local Government

LTN
1/20

Department for Transport

Gear Change
A bold vision for cycling and walking

A HOUSING DESIGN AUDIT FOR ENGLAND

PLoCE ALLIANCE, UCL BARTLETT SCHOOL OF PLANNING, The Countryside charity, THE ACADEMY OF URBANISM, ARUP, CIHT, GBC, IFC, URBAN DESIGN GROUP, urbed

What is a code's purpose and use?

- Increase clarity about what is acceptable design quality
- Increase certainty for all about outcomes
- Speed up the delivery of high quality new development
- Used by developers, designers and planners: not for the general public
- Variety of scales, from district-wide, areas of places, site specific, parts of larger sites, or small scale self-build developments



Market Deeping and Deeping St James code options



- Appended to review of Neighbourhood Plan
- Efficient to do NP review and code at same time (e.g. community engagement)
- Scale options: NP area –wide or particular development site (decide at scoping stage)
- Select what to focus on (decide at scoping stage)
- Funding available ('additional grant funding' includes Design Codes)

www.neighbourhoodplanning.org



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Arbury Design Code - Nuneaton and Bedworth Borough Council, 2022

Relates to an allocated site in Local Plan, by LPA to inform planning applications
 Focus: NDG - Open space and nature, movement and connectivity, built form, character

3.2. Street Types

3.2.1. PRIMARY STREET

+ A primary link road is required to connect from the south of the site to Heath End Road

A key function of the primary road is to alleviate traffic on the existing network and provide connectivity through the site towards the A444. The connectivity beyond the southern boundary / Harefield Land is to be determined at application stage in conjunction with highways modelling and a transport assessment and as per section 3.4.3 of the HSG2 Concept Plan SPD.

Overview	
Street type	Primary
Location	Main route connecting north-south through the site to Heath End Road
Direct vehicle access to properties	No

Street Design	
Total adopted width	20 - 21m
Carriageway width	6.7 to 7.3m
Footway / cycleway	Yes - 2m each (min 4m total) with clear delineation and fully segregated from carriageway
Verge	Min 3m to both sides to include trees / swale
Bus route	Yes
On street parking	No. Any properties along this type of street must be served by off-street parking solutions.
Design speed	30 mph (reduction to 20mph in local centre and by primary school)
Traffic calming measures	Pedestrian refuges and horizontal shifts in carriageway spaced at maximum 70m intervals
Statutory services	Drainage under carriageway, other utilities under footway. To be confirmed at detailed design
Road markings	Yes
Adopted	Yes

Street Landscaping	
Street trees	Yes - within verge on both sides of the carriageway. To be guided by landscape narrative. Consideration should be given to visibility splays and street lighting.
Defensible space	Yes. Min 2m. Boundary treatment to be defined by landscape narrative
Street lighting	Yes - to be outlined at application stage

Street Level Design Principles (Advisory)	
Building relationship	Continuous built edge, with entrances to properties from the street frontage. Some building setback permitted to create variety
Character and density	Formal in character and anticipated to be higher density zone
Uses	Some retail at ground floor in local centres, habitable rooms facing the street to maintain active frontages
Building heights	Typically 2 and 3 storey to create a varied roofscape. Taller elements permitted within the local centre, subject to testing of development parameters at application stage



Alcotbury Wood (Urban and Civic)



Trumpington Meadows Primary School (Barrots Eastern Counties)



Bio-diverse verge and street trees at Cours Segrais Paris

IMAGES FOR REFERENCE ONLY



Arbury Design Code Example

Arbury Design Code Built Form

4.11. Parking and the Built Form

4.11.1. PARKING TYPOLOGIES

A variety of parking typologies are expected to be used within the Arbury masterplan to fulfil the parking requirements for each home, the users and the character of the area. These include garages and car ports for on-plot resident's parking and undesignated on-street parking bays for visitor parking. On-plot parking spaces should be set behind the building line to reduce the visibility and therefore the impact of parking on the street scene. Likewise, parking bays are integrated with street landscaping to create a streetscape that is not dominated by cars. Parking for apartments and non-residential uses should be located in undercroft where this is viable, or in landscaped parking courts contained within the block for the purposes of enhanced security.

The following pages illustrate preferred parking typologies and solutions for Arbury and their relationship with built form. This should be read in conjunction with the parking principles outlined in section 3.4 and the Parking SPD.

+ Planning applications must demonstrate how they have considered the integration of parking solutions and how they intend to be used across the design

The appropriate parking typology should be selected based on the streetscape, dwelling typology, efficient use of space and viability of the development. An indication of the appropriate combinations of parking and street type and parking and building typologies is provided within this section.



On-street parking integrated within the landscape at Harsted Park (Countyside Properties)

Residential car parking:

- + Combination of on-plot, off-plot and on-street parking is considered to be most appropriate in relation to both the streetscape and efficient use of space
- + Parking will be provided in the form of garages, driveways, parking courts and on-street spaces, depending on the types of home
- + Details of these typologies are set out on the following pages
- + Designs need to consider regular home deliveries to private residencies and associated access

Local centre and community parking:

- + Walking and cycling to the local centre, community uses and the primary school will be encouraged
- + Car parking will be provided on-street and on-plot
- + Sufficient provision should be included in the design for servicing and deliveries

Principles for parking typologies and the built form:

- + All parking typologies must be integrated within the urban form and public realm, with minimal visual intrusion and obstruction to pedestrians or service / emergency vehicles
- + Bus travel, walking and cycling must be the priority modes of travel; this must be reflected in the amount of parking provision
- + Parking must be provided in the form of garages, car ports, driveways, undercroft parking, rear parking courts and on-street spaces. The appropriate typology will be based on streetscape, dwelling typology, efficient use of space and development viability



Mews garage parking with studio room above to activate the street, Bell School, Cambridge (Hill)

IMAGES
FOR
REFERENCE
ONLY

On-plot Allocated Parking	
Typology	Description
On-plot tandem (between buildings)	
<p>Garage/car port On-plot driveway</p>	<ul style="list-style-type: none"> + Allocated parking provided in garages, car ports and driveways within the ownership of individual dwellings + Spaces must be designed to prevent parking projecting beyond the building line; it must be of an appropriate dimension to allow adequate space, but not oversized to encourage additional parking + Garages / car ports should be positioned flush to the rear of the dwelling. Where an additional parking space is required by parking standards, garages / car ports can be set back and hard-standing provided in front to provide an additional parking space on the driveway, or have an open back to allow run-through for cars to park behind the garage + Must be a maximum width of 2 spaces to limit impact of parking on the streetscene. Depth to be designed accordingly to accommodate required number of vehicles + Footpaths should crossover driveways to indicate pedestrian priority <p>Appropriate building typologies:</p> <ul style="list-style-type: none"> + Semi-detached + Detached <p>Appropriate street types:</p> <ul style="list-style-type: none"> + Secondary Street + Tertiary Street + Shared Surface and Private Drives
<p>On-plot driveway for wide-fronted dwellings Run-through garage with additional parking to rear</p>	
Detached	
<p>Detached</p>	<ul style="list-style-type: none"> + Garages located to side or rear of dwelling; may be paired with neighbour + Must be a maximum width of 2 spaces to limit impact of parking on the streetscene + Where required by parking standards, hard-standing should be provided in front of garage to provide an additional parking space on plot + Enclosure to the sides of the driveway must be provided, such as through walls or hedges. These should be adequate width to allow for pedestrian/cycle access and refuse collection. <p>Appropriate building typologies:</p> <ul style="list-style-type: none"> + Semi-detached + Detached <p>Appropriate street types:</p> <ul style="list-style-type: none"> + Tertiary Street + Shared Surface and Private Drives

Example

Trumpington Meadows, Cambridge

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1.3 What is unique about Trumpington Meadows?

A series of design principles are set out below that must be adhered to and that will make the scheme unique and create a strong sense of place. The design principles are mandatory but the master plan is illustrative.



Above: The master plan vision

7

Design Principles M

- 1 Northern gateway**
Entrance to development denoted by a small square. Line of Corsican pines along Hauxton Road provide strong enclosure either side of entrance.
- 2 Anesty Hall place**
Public square created to acknowledge view of Anesty Hall. Strong formal building line contains squares and closes off view from conservation area to rear of Robert Sayle.
- 3 Trumpington church**
Church to become a strong landmark in views from the development.
- 4 Church green**
Intimate public space aids legibility on a key intersection of routes.
- 5 Local centre and primary school**
This will become the community heart with the primary school, community facilities, local shop all located at this central point within a 5-minute walk of all parts of the development.
- 6 Primary street**
A key feature to aid with legibility, the primary street has been designed to achieve a safe environment for pedestrians and cyclists.
- 7 Green corridors**
A series of green corridors, evenly spaced directly connecting the internal public spaces to the country park and allowing green space to flow into the development. The green link denoted is aligned to follow the old railway line.
- 8 Shepherds Way**
The primary public space in the southern half of the development, aligned to provide a direct commuter cycle routes to Trumpington park and ride from the south.
- 9 Southern gateway**
Located on the new southern urban edge, this new gateway will signpost the development along Hauxton Road. The southern perimeter creates a strong urban edge carefully punctuated at development corners.
- 10 Community park**
Closely allied with the primary school, this will be the primary formal play and sports area with a range of facilities for all age groups.
- 11 Trumpington Transport Interchange (park and ride)**
The development has been designed to wrap around this transport interchange with direct pedestrian and cycle links on all sides to buses.
- 12 Country park**
Following the River Cam, a major new public park has been designed to provide informal recreation for existing and new residents at Trumpington, and it is hoped, to help engender community cohesion.
- 13 Trumpington conservation area**
A mature existing tree belt contains development on the edge of conservation area – a habitat corridor / green buffer along this boundary will strengthen this sensitive edge.

Trumpington Meadows, Cambridge – local character

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Village quarter

Building, detail & decoration

Simple material palette is used. Richness is achieved through varied roofscape, building styles and careful detailing.



Although mixed building types, use of one material for each dwelling or 'group' creates simple street scene

Use of chimneys is common. Contrast between grand houses and traditional domestic buildings is important and a feature



Common coping details



Half round brick coping

Stone quoins

Half round red brick coping – random flint wall

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Common windows types are timber sash (horizontal and vertical sliding) and casement windows. Dormer windows add interest to the roofscape.



Dormer windows (plain tile dormer and later lead box)



Common
- Distinctive 3 course brick lintel arch with timber windows
- Brick lintel flushed with walls



Timber casement window



Timber sash window

Features
- Stone painted lintels
- Windows with brick dressing



Brick arch lintel



Stone painted lintel

Use of hanging tiles or weather boarding is infrequent, but important to overall village character. Note crow-stepped gable.



Weatherboarding



Detail of hanging tiles