



# DEEPING ST JAMES PARISH COUNCIL

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

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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 11 June 2024** at **7.00pm** held at the Institute.

Louise Brown  
Assistant Clerk

## AGENDA

**01.25 To elect a new Chair.**

**02.25 To receive apologies of absence.**

**03.25 To receive declarations of interest, if any.**

**04.25 To agree the Minutes of the previous meeting held on 14 May 2024.**

[PTC 2024 Minutes – Deeping St James Parish Council \(lincolnshire.gov.uk\)](https://www.lincolnshire.gov.uk/ptc-2024-minutes-deeping-st-james-parish-council)

Please see appendix 1.

**05.25 To receive reports from the Clerk.**

Please see appendix 2.

**06.25 To receive an update regarding the Deepings Neighbourhood Plan.**

**07.25 To consider suggested changes to Planning delegated powers.**

Please see appendix 3

**08.25 To discuss the EN101069 – Meridian Solar Farm – EIA Scoping Notification and Consultation / Reg 11 Notification**

Please see appendices 4 & 5.

**09.25 To consider a road naming proposal.**

See appendix 6

**10.25 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>

Application No: S23/2157

Applicant: Mr. and Mrs. L Smith

Proposal: Erection of 5 bed dwelling (retrospective)

Location: 108A Eastgate, Deeping St James, Lincolnshire, PE6 8RD,

App Type: Full Planning Permission

Revised application - Reference: 24/00610/WCPP

Proposal: Removal of condition C1 (temporary permission) pursuant to planning permission 23/00136/FUL

Site address: Land At Giddons Drove Track Peakirk Road Northborough Peterborough

Application No: S24/0847

Applicant: Mrs Stephanie Clarkson

Proposal: Single storey extension to rear and side of existing bungalow.

Location: 10 Park Road, Deeping St James, Lincolnshire, PE6 8ND,

App Type: Householder

Applicant: Mr Stephen Allen

Proposal: Section 73 application to vary condition 2 (approved plans) of S20/1862 Amendments to Plot 4 house type

Location: Osier Farm , 141B Eastgate, Deeping St James, Lincolnshire, PE6 8RB

App Type: Full Planning Permission

### **11.25 To report the outcome of previous Planning Applications:**

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

Application No: S24/0353

Applicant: Mr Derrick Christie

Proposal: Single storey rear extension

Location: 32 Eastgate, Deeping St James, Lincolnshire, PE6 8HJ,

App Type: Householder

SKDC: Grants Planning Permission

DSJPC: No objections

Application No: S24/0307

Applicant: Carousel Nursery Ltd

Proposal: Section 73 application to vary condition 2 of S19/0343 (Proposed demolition of redundant abattoir buildings and erection of day nursery, formation of vehicle cross over on Park Road) to change the surface finish to the access road

Location: 10 Bridge Street Deeping St James Lincolnshire PE6 8HA

SKDC: Grants planning permission.

DSJPC: Objected

*Chairs Comment: Both we and the Council's EHO objected to the gravel finish for the road given proximity to the adjacent house and noise disturbance. However, the officer disagreed saying:*

*"Concern has been raised in representation that the change to gravel to the access road finish would result in a rise in noise impact resulting in harm to the residential amenities of Nos. 30 and 32 Park Road and 12 Bridge Street. It is acknowledged that this material may increase the level of noise to these neighbours as a result of vehicle movements, and Environmental Protections comments are noted, however given the use of the site by nature would only result in movements for limited periods of the days and not heavily during unsociable hours, the impact is not considered to be unacceptable."*

Application No: S24/0424

Applicant: Mrs Lisa Yates

Proposal: Continued use of a temporary building, erected in January 2022 (planning reference S21/2117) for an additional period of 3 years to be used as an area for PE curriculum and sitting of exams.

Location: The Deepings School Park Road Deeping St James Lincolnshire PE6 8NF

SKDC: Grants Planning Permission

DSJPC: No objections

Deeping St James Parish Council have no objections to this planning application, however, would like to comment since there is a rolling potential, we would like to request a sunset clause to be added, requesting a final change of use extension to be agreed, and after the 3 years is up, it is brought back as a full planning permission application. If this is still to be used for P.E. and exams; we would like to establish whether the building is still suitable for purpose and structurally sound.

We further strongly advise the applicant is informed that , prior to seeking further retention of this temporary building beyond another 3 years, they develop full and clear details of a programme for improving this part of the school estate including details of their investment programme and commitments for permanent replacement. This is in the best interests of the planning of this area, the welfare of children using otherwise poor-quality facilities , and resolving uncertainty about how the school might extend.

Application No: S24/0501

Applicant: Mr P Brown

Proposal: Demolition of existing conservatory and erection of single storey rear extension and associated external works.

Location: 35 Park Road Deeping St James Lincolnshire PE6 8NF

SKDC: Grants Planning Permission

DSJPC: No objections

Application No: S24/0819

Applicant: Mr Summer Le Conte

Proposal: Proposed two storey side extension

Location: 25 Pendlebury Drive Deeping St James Lincolnshire

Application Type Prior Notification Under Part 1 Class A

SKDC: Application withdrawn by applicant.

Application No: S24/0904

Applicant: Mr Cristian Bradshaw

Proposal: Submission of details reserved by condition 2 of planning permission S15/0974.

Location: 2 Eastgate Deeping St James Lincolnshire

SKDC: Details Approved 31st May 2024

DSJPC: Not consulted

Application No: S24/0737

Applicant: Mr Michael Chester

Proposal: 09T1 - Horse chestnut (*Aesculus hippocastanum*) - Crown Lift to maximum of 6m, northern crown over garden only.

09T2 - Horse chestnut (*Aesculus hippocastanum*) - Reduce & Reshape (Other). Reduce height of northern stem only by 3m, radial reduce by 1m north side of same.

Location: Priory Church Church Street Deeping St James Lincolnshire PE6 8HD

SKDC: Work Allowed 3rd June 2024

DSJPC: No objections

## **12.25 To agree the date of the next meeting.**

Tuesday 09 July 2024 at 7pm.

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## **Appendix 1 - PTC May 2024 Draft Minutes**

Link to the [PTC May 2024 Draft Minutes](#)

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## Appendix 2 – Clerk’s Report

Planning applications discussed at Full Council

S24/0765 – 71 Eastgate – No comment

PCC 24/00610/WCPP – Land at Giddons Drove Track, Peakirk Road, Northborough, Peterborough – Deeping St James Parish Council object to the removal of condition C1 (noise management), pursuant to planning permission 23/00136/FUL, this was put into place when the original planning application was decided due to impact on local residents. No objection to renewal of permission to retain a noise management plan.

The case officer contacted the office and advised; “For clarity, the condition which the application seeks to remove is the temporary 12-month permission to allow for a permanent permission. All other conditions will be retained”. We therefore followed up with Our revised comments are: we have no objection to renewal of permission subject to retention of a noise management plan.”

S24/0609 – Land rear of Welland View, 18 Bridge Street – Object

S24/0677 – Old Station Yard , Station Yard - Object

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## Appendix 3 – Revised delegation suggestions 31.05.24

### Existing delegated powers for Planning and Transport Committee

“The Committee shall be authorised to make decisions on the following categories of planning applications where there is unanimous agreement of those present at the meeting and no contrary view received from the nearest member:

- (i) Conservatories;
- (ii) Small domestic extensions;
- (iii) Amended plans where the Council has recorded no objections to the original proposals.
- (v) Expenditure of a capital nature to take the form of a recommendation to the Council for decision.
- (vi) All other activities/actions of the Committee to take the form of a recommendation to the Council for decision.”

### Proposed

This Committee’s remit extends to all responses arising in relation to applications for Planning Permission, Listed Building Consent, Advertisement Consent, Conservation Area Consent (including trees in such areas) , Tree Preservation Orders, Certificates of Lawfulness, Hazardous Substances Consent, Prior Approvals, consents and consultations submitted to or received by the District or County Council arising from highways legislation, and consultations for the installation of electricity cables under the Electricity Acts, or other infrastructure connected with Water and Gas pipelines.

The Committee shall be authorised to ~~make decisions~~ make comments on the following categories of planning or other consultations where there is ~~unanimous~~ a majority agreement. ~~of those present at the meeting and no contrary view received from the nearest member.~~

- i. Developments of up to 5 houses.
- ii. Extensions, conservatories, and outbuildings, or similar structures.
- iii. Works to trees and hedgerows.
- iv. All non-residential uses and all engineering work (except major pipelines and major electricity infrastructure).
- v. Mobile phone communication masts.

- vi. Commercial and Farm buildings or structures smaller than 1000m<sup>2</sup>.
- vii. Amended proposals where the Council has recorded no objections to the original proposals.
- viii. All issues affecting highways, footpaths, street furniture including bus shelters and road signs, electric vehicle charging and associated infrastructure.
- ix. Section 106 or other legal agreements arising from the above
- x. Any other decision passed to it from time to time relevant to planning and transport matters

Expenditure of a revenue nature (i.e. maintenance/general) may be approved by the Committee without recourse to the Council providing the expenditure is contained within the previously approved annual budget for the Committee and reported to the next Council meeting.

Any development or matter not in the above lists shall take the form of a recommendation of the Council for a decision.

**The Committee may at any time choose to refer any decision on to the Full Council for confirmation.**

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#### **Appendix 4 - Email EN101069 - Meridian Solar Farm - EIA Scoping Notification and Consultation Reg 11 Notification**

**From:** Meridian Solar Farm <[MeridianSolar@planninginspectorate.gov.uk](mailto:MeridianSolar@planninginspectorate.gov.uk)>

**Sent:** Friday, May 31, 2024 12:57 PM

**To:** 'clerk@deepingstjames-pc.gov.uk' <[clerk@deepingstjames-pc.gov.uk](mailto:clerk@deepingstjames-pc.gov.uk)>

**Cc:** Meridian Solar Farm <[MeridianSolar@planninginspectorate.gov.uk](mailto:MeridianSolar@planninginspectorate.gov.uk)>

**Subject:** EN101069 – Meridian Solar Farm – EIA Scoping Notification and Consultation / Reg 11 Notification

FAO Clerk of Deeping St James Parish Council

We are contacting you at this time in relation to the **Meridian Solar Farm** which is a Nationally Significant Infrastructure Project (NSIP). NSIPs are defined in Part 3, Regulation 14 of the Planning Act 2008, and are projects of certain types, over a certain size, which are considered by the Government to be so big and nationally important that permission to build them needs to be given at a national level, by a responsible Secretary of State. A summary of the NSIP planning process can be found in the list of links at the bottom of this page. This project is currently in the pre-application stage.

To meet the requirements of the Infrastructure Planning Environmental Impact Assessment (EIA) Regulations (2017) (“the EIA Regulations”), NSIPs which are likely to have a significant effect on the environment are required to undertake an EIA and to provide an Environmental Statement (ES) to accompany the application. An ES will set out the potential impacts and likely significant effects of the Proposed Development on the environment. Schedule 4 of the EIA Regulations sets out the general information for inclusion within an ES. You can find out more detail on ES documents and the EIA process in the links at the bottom of this page.

To inform the scope and level of detail of the information to be provided within the ES, the Applicant has requested a Scoping Opinion from the Planning Inspectorate, on behalf of the Secretary of State under Regulation 10 of the EIA Regulations.

Before adopting a Scoping Opinion, the Inspectorate must consult the relevant ‘consultation bodies’ defined in the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (see link below). You have been identified as a consultation body for this project, please see attached correspondence. Both Local Planning Authorities and Parish/Town Councils play an important role in the planning process by providing area specific knowledge and representing local communities. The Applicant must have regard to comments made within the Scoping Opinion as the submitted ES must be based on the most recently adopted Scoping Opinion

Therefore, your comments at this stage are valuable at influencing the scope of the ES by reviewing the Applicant's approach to EIA as set out within their Scoping Report. Please note this consultation relates solely to the EIA Scoping process. Please rest assured that there are further opportunities for you to engage with and provide views on the project more generally, including through the Applicant's own consultation. Applicants have a duty to undertake statutory consultation and are required to have regard to all responses to their statutory consultation.

Please note the deadline for consultation responses is **28 June 2024** and is a statutory deadline which cannot be extended. Responses submitted before the deadline will be considered, and published at the end of the Scoping Opinion, by the Planning Inspectorate.

For further information about the NSIP planning process, please click on the links below:

- [Overview of the NSIP Planning Process](#)
- 1. [Information on the stages, services and participation in NSIP planning](#)
- 2. [FAQs relating to the Scoping process](#)
- 3. [Information in relation to specific matters within the planning process, e.g. the role of local authorities, local impact reports, the EIA Process, Habitats Regulations Assessment \(HRA\), etc.](#)
- 4. [Information on legislation, guidance, and National Policy Statements \(NPSs\)](#)

The relevant legal framework and regulations include:

- 5. [The Planning Act 2008](#)
- 6. [The Infrastructure Planning \(Environmental Impact Assessment\) Regulations \(2017\)](#)
- 7. [Infrastructure Planning \(Applications: Prescribed Forms and Procedure\) Regulations 2009](#)

If you have any questions regarding any of this information, please do not hesitate to get in touch by way of return to this email address.

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## Appendix 5 - Letter to stat cons Scoping & Reg 11 Notification



The Planning Inspectorate  
Yr Arolygiaeth Gynllunio

Environmental Services  
Operations Group 3  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Customer 0303 444 5000  
Services: [meridiansolar@planninginspectorate.gov.uk](mailto:meridiansolar@planninginspectorate.gov.uk)  
e-mail:

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Your Ref: N/A

Our Ref: EN010169

Date: 31 May 2024

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Dear Sir/Madam

**Planning Act 2008 (as amended) and The Infrastructure Planning  
(Environmental Impact Assessment) Regulations 2017 (the EIA Regulations)  
– Regulations 10 and 11**

**Application by Meridian Solar Farm Ltd (the Applicant) for an Order granting  
Development Consent for the Meridian Solar Farm (the Proposed  
Development)**

**Scoping consultation and notification of the Applicant's contact details and  
duty to make available information to the Applicant if requested**

The Applicant has asked the Planning Inspectorate on behalf of the Secretary of State for its opinion (a Scoping Opinion) as to the information to be provided in an Environmental Statement (ES) relating to the Proposed Development.

You can access the report accompanying the request for a Scoping Opinion via our website:

<https://infrastructure.planninginspectorate.gov.uk>

Alternatively, you can use the following direct link:

<http://infrastructure.planninginspectorate.gov.uk/document/EN010169-000010>

The Planning Inspectorate has identified you as a consultation body which must be consulted before adopting its Scoping Opinion. The Planning Inspectorate would be grateful therefore if you would:

- Inform the Planning Inspectorate of the information you consider should be provided in the ES; or
- Confirm that you do not have any comments.

If you consider that you are not a consultation body as defined in the EIA Regulations please let us know.

The Planning Inspectorate on behalf of the SoS is entitled to assume under Regulation 10(11) of the EIA Regulations that you do not have any comments to make on the information to be provided in the ES, if you have not responded to this letter by **28 June 2024**. The deadline for consultation responses is a statutory requirement and cannot be extended. Please note that your response will be appended to the Scoping Opinion and published on our website consistent with our openness policy. Any consultation response received after **28 June 2024** will not be included within the Scoping Opinion but will be forwarded to the Applicant for information and will be published on our website as a late response.

The Applicant has provided the Inspectorate with spatial data for the purpose of facilitating the identification of consultation bodies to inform a Scoping Opinion (as set out in our Advice Note 7, available on our website). Requests by consultation bodies to obtain and/or use the spatial data for other purposes should be made directly to the Applicant using the contact details below.

In order to support the smooth facilitation of our service, we strongly advise that any responses are issued via the email identified below rather than by post. Responses to the Planning Inspectorate regarding the Scoping Report should be sent by email to [meridiansolar@planninginspectorate.gov.uk](mailto:meridiansolar@planninginspectorate.gov.uk)

Once complete, you will be able to access the Scoping Opinion via our website, using the following link:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010169>

As the Planning Inspectorate has been notified by the Applicant that it intends to prepare an ES, we are also informing you of the Applicant's name and address:

- Applicant name: Meridian Solar Farm Ltd
- Applicant email: [enquiries@meridiansolar.co.uk](mailto:enquiries@meridiansolar.co.uk)
- Applicant address: Floor 6, St Magnus House, 3 Lower Thames Street, London EC3R 6HD

You should also be aware of your duty under Regulation 11(3) of the EIA Regulations, if so requested by the Applicant, to make available information in your possession which is considered relevant to the preparation of the ES.

If you have any queries, please do not hesitate to contact us.

[REDACTED]

[REDACTED]

[REDACTED]



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## Appendix 6 – To consider a Road Naming Proposal

Dear Sirs,

We are currently in the process of constructing a new road under planning application number S24/0307 and would like to engage with you on the proposed naming of the new road, before we can submit this to SKDC for approval.



For this new road, we would like to propose the following name:-

Jay Dix Drive

The rationale behind this is, the previous owner (Mr Crowson) many years ago, used to keep a race horse on the land after it retired, with the name Jay Dix. We would like to give a nod to Mr Crowson, without naming the road after him directly, and feel that this would be a nice and uncomplicated way of doing so.

Please can you let me know if you have any objection to the proposed name, in order that I can then submit this proposal to SKDC.

I look forward to hearing from you in due course.