

PLANNING COMMITTEE APPENDIX 2

Minutes of the meeting of the Planning Committee held at 7.00pm on Thursday, 23rd August 2007 at The Institute. Councillors Blessett, Chairman, presided over Councillors Barber, Helyar, Pelling, and Shinkins with the Clerk Mrs Kostyrka.

14/07 To receive apologies for absence.

Cllr Stevens did not attend.

15/07 To receive declarations of interest, if any.

Cllr Shinkins Item 4.1 Applicant.

Cllrs Shinkins and Blessett Item SO7/1077 know to applicant.

16/07 To receive the Minutes of the previous meeting held on 19th July 2007.

The minutes were signed as a true record. It was noted that a reply had not yet been received from SKDC regarding the arborculturalist attending a future meeting.

17/07 To receive correspondence:

1. **Letter from LCC regarding Tourist and Facility Signing – The Rose, Frognall.**

It was recommended by the committee that no objection is made for signs to The Rose to be considered on the Spalding Road.

2. **Reply from SKDC regarding removal of trees and hedges on Concrete site.**

A letter was received from Mr Crooks confirming that a revised plan has been requested incorporating tree planting on the north and south boundaries.

3. **Reply regarding site meeting on the AMPY site.**

Mr Walker and Mr Crooks are both available for a site meeting on the AMPY site and it was noted that Persimmon will not be taking ownership of the site until 2008.

4. **Reply from SKDC regarding 72 Eastgate.**

A letter had been received confirming the decision of the Development Control Committee that it would be unreasonable to request the removal of the foundations.

18/07 To receive and consider the following planning applications and put forward recommendations to the Council Meeting to be held on 30th August 2007 or make decisions in accordance with the Committee's delegated powers:

<u>Ref.</u>	<u>Address</u>	<u>Proposal</u>		
SO7/0985/25	Mr R Steele 36 Bryony Way Deeping St James	Two storey rear extension to dwelling APPROVAL RECOMMENDED DELEGATED POWERS		UNDER
SO7/1026/25	Mr Hillan 126-128 Bridge Street Deeping St James	Single storey rear extension to dwelling APPROVAL RECOMMENDED DELEGATED POWERS		UNDER
SO7/1007/25	Tony Cole 18 The Lees Deeping St James	Single Storey extension & Conservatory to rear of dwelling APPROVAL RECOMMENDED DELEGATED POWERS		UNDER
SO7/LB/6826/25	Mr Lance Corley 6 Bridge Street Deeping St James	Repair side wall of listed building APPROVAL RECOMMENDED DELEGATED POWERS		UNDER
SO7/1073/25	Miss F Alexander 11 Swift Close Deeping St James	First floor side extension and single storey rear extension APPROVAL RECOMMENDED DELEGATED POWERS		UNDER

SO7/1080/25	Mr & Mrs Horder 11 Swallow Walk Deeping St James	Single storey rear extension APPROVAL RECOMMENDED UNDER DELEGATED POWERS
SO7/1104/25	Lincoln Diocesan Trust Land between 21-23 Church Street Deeping St James	Erection of detached house and garage OBJECTION RECOMMENDED. THE REMOVAL OF THE ANCIENT YEW TREE WHICH HAS FORMED PART OF THE VILLAGE FOR OVER 150 YEARS WOULD BE UNACCEPTABLE IN THIS CONSERVATION AREA. WE ALSO SHARE HIGHWAYS CONCERNS ABOUT VISABILITY ACCESS.
SO7/1077/25	Mr A Bacon 110A Church Street Deeping St James	Erection of single storey flat to first floor and conversion of ground floor to offices APPROVAL RECOMMENDED
SO7/1079/25	Mr & Mrs K Daly Adj 79 Eastgate Deeping St James	Erection of dwelling house and garage OBJECTION RECOMMENDED. THE BUILDING IS TOO TALL AT 7.3 METERS HIGH AND NOT IN KEEPING WITH ADJACENT PROPERTIES. MATERIALS ARE STILL NOT CLEAR. THERE IS LACK OF VISABILITY TO ACCESS DUE TO THE BEND. WE ARE VERY CONCERNED ABOUT THE REMOVAL OF THE WILLOW TREE.

19/07 To report the outcome of previous planning applications:

SO7/0593/25	Mr M Jesson 2 Cowslip Drive	Conservatory	Approved
SO7/0724/25	Mr Adolphson 11, Church St	Conservatory	Approved
SO7/0734/25	Mr French 10 Cowslip Drive	Conservatory	Approved
SO7/0607/25	Mr & Mrs West Westside Nurseries	Extension to Bungalow	Approved
SO7/0663/25	Mr Money 13, Old Priory Farm	Extension to dwelling	Approved
SO7/0689/25	Mr & Mrs Ray 150, Eastgate	Extension to dwelling	Approved
SO7/0709/25	Mr Griffiths 8, Linchfield Close	Extension to dwelling	Approved
SO7/0692/25	Mr Copland 13, Eastgate	Alterations	Approved
SO7/0875/25	Larkfleet Homes 155 Eastgate	Erection of Bungalow	Approved
SO7/0776/25	Mr & Mrs Hughes 15 Eastgate	Rear extension	Refused

All of the above applications were recommended for approval by the Parish Council.

SO7/0753/25	Miss Anne Davis Frognell Livery	Erection of dwelling Withdrawn by applicant
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20/07 To consider the Consultation Document for Gypsy & Traveller Site Locations and make recommendations to Council.

The consultation document had been considered by the Planning Committee and it was therefore **recommended** to Council that "Deeping St James Parish Council wish to oppose the five possible sites in Market Deeping for gypsies and travellers on the following grounds:

1. **VISUAL INTRUSION.** However well landscaped, all the proposed sites would, in the context of a small historic market town, be visually intrusive.
2. **GREENFIELD SITES.** Development of any other kind on these Greenfield sites would not be permitted, nor do they fall within the permitted category of rural exception sites.
3. **PEACEFUL CO-EXISTENCE.** The Housing Act of 2004 makes it clear that a balance should be struck between the accommodation need of gypsies and travellers, and the good of the community as a whole. This same principle was applied by SKDC's own Development Control Committee when overturning their own officers' recommendations to approve the application to approve 12 pitches on the privately owned Lazy Acres site in Grantham.....approval would militate against "a peaceful co-existence between the site and the local community" (planning application SO6/0328).
4. **IDENTIFIED NEED.** The Fordham Research was carried out in 2005, and was based upon a very small sample. 13 interviews were conducted. It does not state there is a definitive need for 20 permanent and 5 transit pitches in South Kesteven, but suggest these numbers as 'indicative'. The same research in South Holland produced a figure of 15.
5. **REGIONAL REPORTS.** All the local research reports...Lincolnshire Gypsy & Travellers Accommodation Assessment June 2007....Cambridge Sub-Region Travellers' Needs Report May 2006...The East of England's Planning for the Accommodation Needs of Gypsies And Travellers July 2007....stress the need for regional rather than district assessment, the need for a co-ordinated and integrated approach, and for a more positive approach by planning authorities towards small, private sites in appropriate locations, so that there may be no necessity for local authority sites.
6. **SMALL PRIVATE SITES.** All the evidence points to small (not more than 15 pitches), self owned sites for family groups being the most successful, enabling good relationships with the local community to be established.
7. **PREFERRED LOCATIONS.** Surveys show clearly that within Lincolnshire the locations preferred by gypsies and travellers are Lincoln, Gainsborough, Boston and Grantham. Market Deeping is not mentioned.
8. **INFRASTRUCTURE.** Services and facilities in the Deeping area are already stretched. There is a part time Fire Station, a part time Police Station, No Hospital, oversubscribed use of health facilities and schools and limited Council provision for enquiries regarding unemployment, benefits and other social needs. "

21/07 Date of next meeting.

20th September 2007 AT 7.00PM

The Meeting finished at 8.15pm