

Minutes of the meeting of the Planning Committee held at 6.00 pm on Thursday, 22nd May 2008 at The Institute. Councillors Blessett, Chairman, presided over Councillors Barber and Pelling, and the Clerk Mrs S Kostyrka. This was followed by an explanation and tour by Mr Melvyn Crooks from SKDC at 6.30pm on Tree Preservation Orders which took place in the conservation area of the village.

70/08 To receive apologies for absence.

Cllr Shinkins and Stevens (work) Cllr Helyar did not attend.

71/08 To receive declarations of interest, if any.

None

72/08 To receive the Minutes of the previous meeting held on 17th April 2008.

The minutes were agreed as a true record and signed by the Chairman.

73/08 To consider the reply from SKDC regarding the planning process and decision on the land rear of 12 Church Street. (Attached)

It was recommended to Council that due to the process and decision of this application, future cases would need to be considered on a case by case basis. Therefore any application causing concern would be raised at our request by a SKDC district councillor for a committee decision, and not officer decision, to be taken.

74/08 To receive and consider the following planning applications and put forward Recommendations to the Council Meeting to be held on 29th May 2008 or make decisions in accordance with the Committee's delegated powers:

<u>Ref.</u>	<u>Address</u>	<u>Proposal</u>
SO8/0486/24	Mr Chris Fisher 5 Horsegate Deeping St James	Single storey side extension APPROVAL RECOMMENDED
SO8/0430/25	Mr S Harwood & Miss K Clark 53 Crowson Way Deeping St James	Two storey extension to dwelling APPROVAL RECOMMENDED
SO8/0553/25	Mr & Mrs M Chiva Plot between 21 & 23 Church Street Deeping St James	Erection of dwelling and garage OBJECTION RECOMMENDED due to the poor vision and access on a busy bend in the ancient Yew Tree should be retained by moving the building line back to retain the tree.
SO8/LB/6977/25	Mr G Baker 4 Bridge Street Deeping St James	Single storey rear extension to listed building Listed Building APPROVAL RECOMMENDED

SO8/0550/25	Mr G Baker 4 Bridge Street Deeping St James	Single storey rear extension to listed building APPROVAL RECOMMENDED
SO8/0555/25	Mr A Winter 25 Feneley Close Deeping St James	Erection of Conservatory APPROVAL RECOMMENDED

75/08 To report the outcome of previous planning applications:

SO8/0263/25	Mr N P Haggerty 110A Church Street	Advertising application for projecting box sign REFUSED (PC APPROVED)
SO8/0172/25	Mr S Andrews 10 Spalding Road	Demolition of existing bungalow and erection of two new bungalows GRANTED (PC APPROVED)
SO8/0167/25	Mr C Harrison Land at 49 Bridge St	Erection of 8 apartments GRANTED (PC APPROVED)
SO8/0302/25	Mr A Flood 16 The Lees	First floor extension over garage, pitched roof to existing extension and porch to front entrance door GRANTED (PC APPROVED)
SO8/0336/25	Mr & Mrs Johnson & Mrs Piddington 2 Campion Drive	Two storey side extension WITHDRAWN
SO8/0337/25	Mr & Mrs Parbat 2 Broadgate Lane	Erection of single storey extensions to detached dwelling and a detached double garage APPROVED (PC APPROVED)
SO7/0428/25	Persimmon Homes Off Spalding Road I	Substitution of house types plots 13- 16 APPROVED CONDITIONALLY (PC APPROVED)
SO8/0354/25	Mr E Purchase 14 Waterton Close	Erection of two storey side extension to dwelling APPROVED (PC APPROVED)

76/08 Date of next meeting.

19TH June 2008 at 7.15pm in the Parish Office.

Mr Melvyn Crooks from SKDC joined the Planning Committee at 6.30pm to give an overview of his role. Mr Crooks explained that he was part of the Sustainable Communities Team which included economic development, housing and building control. His main responsibilities were tree preservation orders, landscaping, high hedges regulations and the removal of hedges. Tree Preservation Orders were part of the Town and Country Planning Act, which fell into four different parts. The law is very vague and open ended and Mr Crooks makes his recommendations on how he perceives the law to be to the Development Control Committee, for their decision. There are currently 360 Tree Preservation Orders in place in the SK district. Mr Crooks provided plans with DSJ tree preservation orders and the conservation area clearly marked. It was confirmed that any tree over four inches in diameter within the conservation area needs planning permission prior to any pruning or removal. If a request is received for a Tree Preservation Order (TPO), SK has to consult with neighbouring properties. If branches are overhanging, they have a right to prune back to the boundary, and this could of course affect the shape of the tree which would then not be suitable for recommendation for a TPO. Today, on development sites, the development usually takes priority over the tree. A good reason has to be proved to retain the tree e.g. importance or historical - that it defines the old parish boundary etc. The group then had a tour in the conservation area to look at various trees that needed protection and that were causing concern:

1. Ancient Yew on the Plot between 21 and 23 Church Street – Mr Crooks would recommend the retention of this tree to the Development Control Committee, application SO8/0553/25.
2. Oak Tree in the Priory Church car park. The Clerk was asked to make enquires with the church to confirm when the tree was last inspected.
3. London Plane tree in the old cemetery, which was in excellent condition.
4. The Sequoiadendron Gigantea in the old cemetery is also in excellent condition.
5. The row of Sycamore trees to the rear of the Waterton Arms in the conservation area had all been hacked down, and Mr Crooks would make investigations.

Mr Crooks was thanked for attending and for his very interesting and informative presentation and tour.

The meeting finished at 7.35pm