

**Market Deeping Town Council – Planning and Highways Committee**

Minutes of a meeting of Market Deeping Town Council’s Planning and Highways Committee held on Wednesday 3 July 2024 at 7.00 pm. Cllr Dr Byrd presided over Cllr Hughes, Cllr Mrs Jones, Cllr Mrs Steel and Cllr Wey. The Clerk was in attendance.

**16. Chairman’s Welcome**

The Chairman welcomed everyone to the meeting

**17. Apologies for Absences**

Apologies were received from Cllr Nick Neilson and Cllr Jean Sked prior to the meeting.

**18. To Receive Declarations of Interest under the Localism Act 2011**

Cllr Dr Byrd declared an interest in a planning application

**19. Minutes from the meeting dated Wednesday 5 June 2024**

It was **RESOLVED** unanimously to accept the minutes of the meeting held on 5 June as a true and accurate record. The Chairman signed the minutes.

**20. Clerk’s Report**

	Comments
Urban grass cutting – There continues to be numerous complaints regarding the grass cutting and the quality of the cut. The Clerks are responding to the residents and are continuing to liaise with Deeping St James and the contractor to ensure that this matter is rectified as soon as possible. A significant amount of time is being spent in dealing with this issue.	A lengthy discussion took place regarding the problems. It was felt that residents’ complaints were justified. The Councillors will continue to review the grass cutting and consider further action to improve the situation. It was agreed that Cllr Wey would consider possible solutions.

**21. Correspondence**

Members had received a copy of the correspondence prior to the meeting.

Correspondence to be noted – Received up to 3 July 2024				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	10.06.24	Record of valid planning applications registered between 3 June to 7 June 2024	Noted
2.	SKDC	05.06.24	Agenda for Planning Committee, Thursday 13 June 2024, 1.00 pm	Noted
3.	LCC	05.06.24	Public Notice Market Deeping, Northfield Road – Proposed 40mph speed limit  Deadline for public comments to LCC is 19.07.24	Noted
4.	LCC	11.06.24	Dovecote Road, Market Deeping proposed waiting restrictions – accepted P&H Cttee request to extend the proposed waiting restrictions by a car length.	Noted
5.	SKDC	11.06.24	Minutes of Planning Committee, Thursday 16 May 2024, 1.00 pm	Noted
6.	LCC	12.06.24	Notification of temporary traffic regulation order – Market Deeping Millfield Road – (Date	Cllr Mrs Jones reported that the trial holes were dug 2.7.24 and that Millfield Road is potentially

			Amendment) Period of restriction now 01.07.24 – 05.07.24.  Reason for restriction: Trial holes	going to be closed for 5 weeks in October 2024.
7.	SKDC	17.06.24	Record of valid planning applications registered between 10 <sup>th</sup> and 14 <sup>th</sup> June 2024	Noted
8.	LCC	18.06.24	Dovecote Road, proposed waiting restrictions to be extended an extra 5m and will be included in the public consultation.	It was noted that there will be a public consultation between 11.7.24 and 7.8.24. This is to be advertised on our Noticeboard and website.
9.	SKDC	24.06.24	Record of valid planning application registered between 17 June and 21 June 2024	Noted
10.	SKDC	01.07.24	Minutes for Planning Committee, Thursday 13 June 2024, 1.00 pm	Noted
11.	SKDC	01.07.24	Record of valid planning applications registered between 24-28 June 2024	Noted
12.	LCC	03.07.24	Public Notice - Market Deeping – Dovecote Road Waiting Restrictions – Objections or representations to be sent to LCC by 7 August 2024	Noted
13.	SKDC	03.07.24	Agenda for Planning Committee, Thursday 11 <sup>th</sup> July 2024, 1.00pm	Noted
14.	SKDC	03.07.24	Public Speaking at the Planning Committee  On 11 July at 1.00 pm. Subject: Planning Application S20/1586/PSLET.  Proposal: Section 73 application to vary condition 2 (approved plans) of permission S16/0112. Amendment to the access, associated layout changes, house type updates and changes to affordable plot numbers of Phase A only  Location: Land North of Towngate East and, South of Northfield Road, Market Deeping	Noted

Correspondence to be acted upon – Received up to 3 July 2024				
No.	Received from	Date Received	Subject	Committee Response
1.	LCC	06.06.24	Rights of Way Survey	Cllr Byrd will complete this on MDTC's behalf. It was felt that keeping rights of way accessible was very important.
2.	LCC Cllr Dilks  LCC Cllr Baxter  DSJ	18.06.24  24.06.24	Gate at Cross Road, Market Deeping  Awaiting confirmation from LCC if Cross Road is a public road.	Clerks were instructed to contact LCC to try and find out why the gate was removed.

		26.06.24	DSJ would like the gate reinstated as it has proven to be beneficial.	
--	--	----------	---	--

## 22. Finance

### a) Omega Report: Review of performance to date, budget/expenditure/income

The Deputy Clerk had provided members with a report prior to the meeting. Cllr Dr Byrd asked members if there were any comments on the omega report and there were none.

### Planning

## 23. To consider the planning applications received up to 3 July 2024, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S24/1010	Applicant: Mr B Train Location: Tesco Stores, Godsey Lane, Market Deeping, Lincolnshire, PE6 8UD Proposal: Proposal to install 4 x vinyl's and 1 x internally illuminated gantry sign App Type: Advertisement Consent SKDC deadline for comments: 15.07.24	The Committee had no comment
S24/1069	Applicant: Mr and Mrs Anthony Location: 3 The Woodlands, Market Deeping, PE6 8BB Proposal: Demolition of garage and erection of single storey annexe App Type: Householder SKDC deadline: 17.07.24	The committee wished to comment that the building should not be regarded as a separate dwelling or used as an Airbnb.
S24/1096	Applicant: Elaine and Keith Batchelar Location: 9 Woodcroft Close, Market Deeping, PE6 8BT Proposal: 3 Hawthorn trees – reduce to previous points App Type: Works to TPO Tree (s) SKDC deadline: 11 July 2024	The Committee had no comment

## 24. Planning applications and their results received up to the 3 July 2024

Ref No.	Application details and address	SKDC Decision
S24/0576	Applicant: Mr and Mrs Anthony Location: 3 The Woodlands, Market Deeping Proposal: Demolition of garage and erection of single storey annex Date received: 3 April 2024 Decision date: 6 June 2024	This application has been withdrawn by the agent.
S24/0614	Applicant: Mr Humphrey Jamieson Location: 81 High Street, Market Deeping Proposal: Submission of details in relation to planning condition 3 (surface and foul water drainage) of S20/1432 (Erection of two-storey, detached dwelling)	Details are acceptable.
S24/0672	Applicant: Mr J Brewell Location: 21 St Guthlac Avenue, Market Deeping Proposal: Single storey rear extension and part garage conversion Date received: 19 April 2024 Decision date: 14 June 2024	Grants Planning Permission.

S24/0735	Applicant: Mr and Mrs Shattock Location: 2 The Woodlands, Market Deeping, PE6 8BB Proposal: Erection of single storey outbuilding/storage and removal of tree Date received: 30 April 2024 Decision date: 21 June 2024	Grants Planning Permission.
S24/0782	Applicant: Laura Charnley Location: 27 Market Place, Market Deeping Proposal: Aluminium built up letters, No illumination. Constructed with a 3mm face welded and bonded to a 1.5mm x 25mm return. To read: Logo + Hegarty. Overall size – 1200mm x 681mm high. Powder coated matt finish. Date received: 9 May 2024 Decision date: 1 July 2024	Consent has been granted.

**25. For members to review the monitoring of approved planning applications and Section 106 monies up to 3 July 2024**

No.	Approved Planning Application	Reported by/ Date	Response/Action
1.	Reference No: S23/1941 Detail: Church Street Issue: Replacement tree to be planted.	Cllr Mrs Byrd 06.12.23	The tree has been removed but a replacement tree is yet to be planted. Deputy Clerk to follow up with the Planning Authority. Sent 07.03.24 14.03.24 – Reply from SKDC states replacement tree to be planted by the end of March 24. Cllr Dr Byrd informed that a replacement tree will be planted in the Autumn and in a different location. The resident is liaising with SKDC to agree a suitable tree.
2.	Reference No: S23/2350 Detail: Church Street Issue: Illuminated signage, external and internal barber's poles and advertising board	P&H Cttee – 01.05.24	P&H Committee to monitor. The illuminated signage and barber's poles have been removed. A portable sign has been placed on the pavement which could cause obstruction to residents.

**Monitoring of Section 106 Monies**

Planning Ref	Developer/ Development Status	S106 agree date	S106 Expiry date	Description of location
S16/0112	Allison Homes Not commenced	06.12.2017	08.12.2022	Market Deeping - Land north of Towngate East and South of Northfield Road
S16/0112	Allison Homes Commenced	06.12.2017	08.12.2022	Market Deeping - Land north of Towngate East and South of Northfield Road
S17/2466	Vistry Group Completed	30.11.2018	30.11.2021	Deeping St James - Land on the West side of Linchfield Road, Deeping St James
S22/2086	New River Not commenced	31.01.2024		Market Deeping - Land to east of the Deepings Shopping Centre, Godsey Lane

Cllr Dr Byrd proposed and it was **RESOLVED** that Section 106 monies were to be reviewed as an agenda item every 3 months rather than monthly.

**26. For members to receive an update regarding the Persimmon development**

Cllr Hanson is researching this and it is being placed on the agenda for the next Full Council meeting on 10<sup>th</sup> July 2024.

## Highways

### 27. For members to review reported highways issues.

The Deputy Clerk had circulated a copy of the Highways issue report prior to the meeting.

MDTC Reported Highway Issues – Planning & Highways Committee – up to 3 July 2024				
No.	Highway Issue	Date reported	Reported to	Response
1	Halfleet (between St Guthlac’s Church and Towngate) – Significant carriageway deterioration.	22/07/20	LCC Ref 373932	<p>Fix my street details below 23/07/20 – Investigating</p> <p>23/07/20 – In Progress</p> <p>25/11/20 – Action scheduled</p> <p>04/01/21 – Chased up by District Cllr</p> <p>18/02/21 – In Progress</p> <p>10.12.21 – LCC reported fixed</p> <p>05.01.22 Cllr Shelton advised that he would check that the road had been repaired.</p> <p>07.12.22 – P&amp;H Cttee to check if the work had been carried out by LCC, if not resubmit request for the repair work.</p> <p>As requested, the Deputy Clerk has written to the county Councillor for Market Deeping and awaiting a response.</p> <p>Discussed with Senior Highways Officer from LCC on 2 May – awaiting feedback</p> <p>02.06.23 – LCC highways have visited the site and have confirmed that repair work is required. This will be programmed in but could not give a date at this time.</p>
2	Increase in traffic/parking on Godsey Lane following the relocation of the post office. Concern expressed by residents that it is unsafe for pedestrians.		LCC	<p>*Meeting took place with Cllr Shelton, Cllr Dr Byrd, Cllr Mrs Jones, Deputy Clerk and the Senior Highways Officer, LCC on 2 May, awaiting feedback.</p> <p>12.06.23 LCC informed that a written forward planning brief for the parking restrictions to be reviewed outside the post office and around the junction had been sent to the county councillor for approval. Once approved it can be submitted to be included on the programme of works. As it is a substantial programme they cannot provide a timeframe at present.</p> <p>27.02.24 – Deputy Clerk requested an update from LCC highways.</p> <p>05.06.24 – Deputy Clerk reported that LCC Highways were following this up.</p>
3	Pavement Gap – Northfield Road	02.05.23	LCC	*As above – ongoing
4	Dovecote Road – double yellow lines	02.05.23	LCC	<p>*As above – ongoing – Resident requesting double yellow lines would like to be present if a site visit is made by LCC.</p> <p>30.10.23 LCC confirmed that this request was referred to TRO team in March 2023. If request is taken forward it could take some time before any changes are put in place on site (2 years)</p> <p>Reference number 4560624.</p>

				<p>Cllr Mrs Steel carried out a survey seeking residents views and agreed to do further research and report back to the meeting in February 2024.</p> <p>30.04.24 - LCC consulting with MDTC deadline 31 May 2024</p> <p>01.05.24 – It was resolved unanimously by P&amp;H Cttee to request a small extension to the proposed waiting restrictions into Dovecote Road. It was agreed the extra extension should be a further car and half in length in addition to what LCC have already suggested</p> <p>29.05.24 – Consultation response sent from P&amp;H Cttee to LCC.</p>
5	Quiet Lane Status – Millfield Road	02.05.23		<p>*As above – ongoing</p> <p>5 x 30mph signs have now been placed on Millfield Lane</p>
6	Stamford Road – trees over the edge of the highways, obstructing view of oncoming traffic for vehicles turning right	05.06.23	<p>Fix My Street 461231</p> <p>491478</p>	<p>05.06.23 – LCC have updated this work out to one of their delivery gangs. LCC will inform when the job is completed.</p> <p>19.07.23 – LCC update “A quick note to let you know that we’re taking enforcement action. This type of action can take a long time to complete so whilst it might not look like we’re working on the issue, we’re being busy behind the scenes. Thanks for your patience. As this progresses, we’ll update you when we can.”</p> <p>10.11.23 – LCC The work’s finished and the issue is now resolved.</p> <p>06.12.23 – P&amp;H informed that this hasn’t been done and requested that this is raised again with LCC.</p> <p>31.01.24 – Reported to LCC via FixMyStreet</p> <p>31.01.24 – LCC reported that they are taking enforcement action and this type of action can take a long time to complete so whilst it might not look like we’re working on the issue, we’re being busy behind the scenes. Stated changed to closed.</p>
7	Stamford Road – Cllrs request for double yellow lines to be installed outside the two new houses due to the narrowness of the road. The yellow lines would not be installed outside existing properties.	06.06.23	LCC	<p>07.07.23 - LCC will review this request once the building work has been completed but believes the narrowing of the road actually is a natural form of traffic calming.</p>
8	Bend on Northfield Road into Blenheim Way.			<p>06.09.23 P&amp;H Cttee requested this be listed on the Highways report for monitoring. The Committee have raised this as an area of concern with LCC on previous occasions.</p> <p>02.02.24 – Two road incidents took place on Friday 2 February 2024. A business in the area has copied in LCC, Police, Lincs Road Safety Partnership and the district councillor.</p> <p>09.02.23 Two further road incidents reported by local business to LCC/Police/District Councillor.</p>

				<p>12.02.24 Deputy Clerk contacted LCC Highways as per P&amp;H Cttee's request for immediate safety measures to be installed at this location.</p> <p>21.02.24 – LCC responded and informed that they have carried out interim measures to address concerns, including lining improvements and vegetation clearance so warning signs are more visible. Works are underway to review the speed limit on Northfield Road and works are also planned to re-texture the road surface and improve skid resistance later this year.</p> <p>01.05.24 – LCC consulting on reducing the speed limit to 40mph on Northfield Road.</p> <p>01.05.24 – P&amp;H Cttee resolved unanimously to request that the speed limit is reduced to 30mph due to the new housing development and future housing developments along Northfield Road.</p> <p>29.05.24 – Consultation response sent from P&amp;H Cttee to LCC.</p>
9	Councillor request – pavement along Church Street from The Avenue to St Guthlac's Avenue on the Green School side of the road is uneven and in a poor state	04.10.23	LCC 476109	<p>26.10.23: Investigating - LCC have looked at the issue and now passed it to the Highways Officers for the team to assess what can be done to resolve the matter. LCC will let the council know when the assessment has taken place.</p> <p>06.11.23 – LCC assessed the footway condition and – whilst it has deteriorated it does not yet require further action. If the fault deteriorates significantly then please report this again to us and we will investigate further.</p> <p>To be monitored by the P&amp;H Committee.</p>
10	Councillor request – there are a number of one curved gullies along Church Street causing difficulty for mobility users and pushchairs. Request that these are replaced with ridged gullies	04.10.23	LCC 476113	<p>03.11.23 LCC will not be looking to replace these items as they are a part of the surface water drainage system of the property.</p> <p>06.12.23 – Pam B drafting a form of words to send to LCC to reconsider.</p>
11	Resident – SKDC lamp post 11, front cover open. Location: St Guthlac's Avenue, Market Deeping	25.10.23	SKDC	25.10.23 SKDC investigating. Taped up by Park Keepers as an interim measure.
12	LCC have confirmed that the Planning and Highways Committee's request to amend the proposed waiting restrictions on Church Street, Market Deeping has been considered and will be included in the public consultation	08.11.23	LCC	To be monitored by the P&H Committee.
13	Light not working near Tesco's.	20.02.24		Clerk contacted and requested superstore repair as Town Council had received a number of concerns about the light not working. Lamp is not managed by LCC and appears to be on the

				superstore land. 23.2.23 Tesco's have reported light to their maintenance team and will advise when work has been carried out.
14	Resident reported that the public footpath along the River Welland from the Bridge Dentist is overgrown	20.06.24	LCC's Ref No 2196277	Informed an officer from Countryside Service will contact the office to explain the next steps.

**28. For members to consider LCC/SKDC's policies regarding seating on public pavements.**

A discussion took place and the Clerk outlined LCC's licencing requirements for pavement café licenses.

<https://www.lincolnshire.gov.uk/licences-permits/apply-street-cafe-licence>

The Clerk was asked to approach businesses and give them more information about how to apply for licences.

**Conservation Area**

**29. For members to review any issues relating to the Conservation area**

There were none.

**30. For members to review any matters arising from the public session**

There were none.

**31. To consider items for inclusion on the agenda for the next meeting**

- Conservation area – update on empty buildings
- Ivy on trees on Millfield Road
- Update on New River Retail planning application

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 8.40pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 4 September 2024.

**Chairman signature.....**

**Date.....**