

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 4 September 2024 at 7.00 pm. Cllr Dr Byrd presided over Cllr Hughes, Cllr Mrs Jones, Cllr Neilson and Cllr Mrs Steel. The Deputy Clerk was in attendance.

Councillor Mrs Jones informed that the Chairman would be joining the meeting shortly and she would Chair the meeting until Cllr Byrd’s arrival.

Councillor Jones welcomed everyone to the meeting.

Pam Steel as a member of the public enquired if the Planning and Highways Committee would be responding to Peterborough City Council’s Local Plan consultation which is due out in October. Mrs Steel was concerned about a piece of land that had been identified for a possible housing development close to Market Deeping but within the Peterborough boundary.

32. Chairman’s Welcome

The Chairman welcomed everyone to the meeting

33. Apologies for Absences

Apologies were received from Cllr Mrs Sked and Cllr Wey prior to the meeting.

34. To Receive Declarations of Interest under the Localism Act 2011

There were no declarations of interest.

35. Minutes from the meeting dated Wednesday 3 July 2024

It was **RESOLVED** unanimously to accept the minutes of the meeting held on 3 July as a true and accurate record. The Chairman signed the minutes.

36. Clerk’s Report

	Comments
Three new bins had been received and are located in the following areas: - Town centre convenience store Tattershall Drive/Millfield Road Cherry Tree Park (agreed by the Chair and Deputy Chair)	The Chair reported that all bins are well used and would like to take the opportunity to thank the park-keepers for installing the bins in their respective locations.

7.20pm The Chairman, Cllr Dr Byrd joined the meeting and continued to Chair the meeting.

37. Correspondence

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

Correspondence to be noted – Received up to 4 September 2024				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	07.07.24	Record of valid planning applications registered between 1 and 5 July 2024	Noted.
2.	LCC	09.07.24	Notification of temporary regulation Order for Market Deeping/Deeping St James on 4 August 2024 from 06:00 to 18:00. Reason for restriction Raft Race	Noted.
3.	LCC (Countrysi de Service)	09.07.24	Market Deeping Public Footpath 8 overgrown. Footpath that runs along the river from the Bridge (near the dentist) will	Noted.

			be investigated and resolved by 19 th August 2024 by Countryside Service.	
4.	SKDC	16.07.24	Record of valid planning applications registered between 8 July and 12 July 2024	Noted.
5.	SKDC	22.07.24	Record of valid planning applications registered between 15-19 July 2024	Noted.
6.	LCC	23.07.24	Notification of temporary traffic regulation Order – Market Deeping TTR007998 Reason for restriction: New gas connection Location of restriction: The Grove Period of restriction: 19.08.24 – 23.08.24	Noted.
7.	SKDC	29.07.24	Record of valid planning applications registered between 22 July and 26 July 2024	Noted.
8.	SKDC	29.07.24	Minutes for Planning Committee, Thursday 11 July 2024, 1.00 pm	Noted.
9.	SKDC	06.08.24	Record of valid planning applications registered between 27 July and 2 August 2024	Noted.
10.	SKDC	13.08.24	Record of valid planning applications registered between 5 and 9 August 2024	Noted.
11.	SKDC	19.08.24	Record of valid planning applications registered between 12 and 16 August 2024	Noted.
12.	LCC	20.08.24	Advance notification of highways structure's improvements Scheme: Replacement of Millfield Culvert, Millfield Road, Market Deeping	Cllr Mrs Jones is liaising with LCC on this matter.
13.	SKDC	23.08.24	Minutes of Planning Committee, Thursday 8 August 2024, 1.00 pm	Noted.
14.	SKDC	27.08.24	Record of valid planning applications registered between 19-23 August 2024	Noted.
15.	SKDC	28.08.24	Public Speaking at the Planning Committee on 5 September 2024 regarding S24/0617 Proposal: Outline planning application for up to 80 dwellings, including vehicular access, pedestrian and cycle links, public open space, landscaping, drainage and associated works (All matters reserved except access) Location: Land south of A15 west of Peterborough Road, Market Deeping, PE6 8CQ	Noted.
16.	SKDC	28.08.24	Agenda for Planning Committee – Thursday 5 September 2024, 1.00 pm	Noted.
17.	SKDC	02.09.24	Record of valid Planning Applications registered between 26-30 August 2024	Noted.
18.	Resident	04.09.24	Resident requesting contact details for LCC regarding the recent resurfacing of the pavements. LCC have covered his water meter	LCC contact details were provided.

Correspondence to be acted upon – Received up to 4 September 2024				
No.	Received from	Date Received	Subject	Committee Response
1.	Resident	16.07.24	Concerns expressed about the roads and paths in the Deepings	Deputy Clerk informed the resident that the Planning and Highways Committee had raised this matter with Lincolnshire County Council (LCC) on a number of occasions. The resident had also contacted LCC direct.
2.	MP	17.07.24	The MP had contacted the council on behalf of a resident regarding the lack of grass verge cutting along Stamford Road.	Clerk responded outlining that the Council are aware and are raising the issue with the contractor.
3.	Minerals & Waste Policy Team, LCC	30.07.24	LCC consulting on an updated Minerals and Waste Local Plan. Consultation commenced 30 July and closes at 5.00 pm on Tuesday 24 September.	Clerk emailed to councillors on 30 July. It was RESOLVED that a response should be submitted informing that we do not have any specific sites at this time but will contact the county council should a site be identified in the future.
4.	Resident Via phone	20.08.24	Reported that nameplate along Tattershall Drive had been removed.	Deputy Clerk reported to SKDC who were addressing the matter.
5.	Resident	26.08.24	Enquiring to see if the proposed double yellow lines along Towngate East near No. 26 could go as far as the lamp post. Enquiring why the entrance to Dovecote Road had been cut but not the verges outside properties.	Deputy Clerk responded informing that LCC's deadline for objections and representations was 7 August 2024. Informed the resident that it would be raised at P&H meeting on 4.9.24 and suggested he contacts LCC direct to see if his request could be considered. Deputy Clerk informed the resident that there had been a number of issues with the urban grass cutting contract which the council are trying to address. The Committee agreed that the resident should contact LCC direct regarding the double yellow lines on Dovecote Road.
6	Resident	01.09.24	Concern expressed regarding the standard of grass verge cutting on Church Street.	Deputy Clerk responded informing that the Council will raise his concerns with the contractor.

It was **RESOLVED** to write to Lincolnshire County Council about the LincWoods Project which has recently launched been with the Woodlands Trust. The Committee agreed that the Millfield site would be a piece of land that would benefit from tree planting and could become part of the green space allocation.

38. 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

39. To consider the planning applications received up to 4 September 2024, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S24/1133	<p>Applicant: Ms E Pearce Location: Land West of Cross Road, Deeping St James, PE6 8LQ Proposal: Proposed change of use of land to form sports ground, car park (2(no.) access points from cross road and erection of toilet block. App Type: Full Planning Permission SKDC deadline for comments: 6 August 2024</p>	<p>Response submitted 6.8.24. Market Deeping Town Council trust that the following matters which were raised as a result of application S22/2405 (application withdrawn) have been suitably addressed in the revised application S24/1133 and comment as follows: The Planning and Highways committee recognise that a football ground is of benefit to the community but would like to make the following points: - - has a process been carried out to identify a piece of land closer to Market Deeping and if so, why has the proposed location been chosen? - has a travel plan been carried out to consider how this will impact on the local area? - will there be provision for a footpath to the site? We trust these matters have been suitably addressed in the revised application.</p>
S24/1184	<p>Applicant: Mr Neil Utteridge Location: 2 Cherry Grove, Market Deeping, PE6 8JQ Proposal: Rear single storey flat roof extension App Type: Householder SKDC deadline for comments: 12 August 2024</p>	<p>SKDC Grants Planning Consent on 04.09.24.</p>
S24/1208	<p>Applicant: Mr Christopher Richardson Location: Dane House, 5-7 Stamford Road, Market Deeping, PE6 8AB Proposal: Reclad chimneys, retain existing render and clad providing a surface matching remainder App Type: Listed Building Consent SKDC deadline for comments: 19 August 2024</p>	<p>Notification received from SKDC informing that it has been withdrawn by the applicant.</p>
S24/1207	<p>Applicant: Mr Christopher Richardson Location: Dane House, 5-7 Stamford Road, Market Deeping, PE6 8AB Proposal: Reclad chimneys, retain existing render and clad providing a surface matching remainder App Type: Full Planning Permission SKDC deadline for comments: 19 August 2024</p>	<p>Notification received from SKDC informing that it has been withdrawn by the applicant.</p>
S24/1332	<p>Applicant: Mr Matthew Bumphrey Location: 22 Kesteven Drive, Market Deeping, Lincolnshire, PE6 8DU Proposal: Proposed side extension over existing garage App Type: Householder SKDC deadline for comments: 31 August 2024</p>	<p>The Committee had no objection to the proposed extension but would like the material used to be comparable with the current building and in keeping with the area.</p>

40. Planning applications and their results received up to the 4 September 2024

Ref No.	Application details and address	SKDC Decision
S24/0275	<p>Applicant: Mr M Lovett Location: 17 High Street, Market Deeping, PE6 8ED</p>	<p>Withdrawn by applicant.</p>

	Proposal: Erection of 2 (No.) semi-detached, single storey dwellings Date received: 20.02.24 Decision date: 05.07.24	
S24/1096	Applicant: Elaine and Keith Batchelar Location: 9 Woodcroft Close, Market Deeping, PE6 8BT Proposal: 3 Hawthorn trees – reduce to previous points Date received: 18.06.24 Decision date: Work allowed 15.07.24	Work allowed 15 July 2024
S24/1010	Applicant: Mr B Train Location: Tesco Sores, Godsey Lane, Market Deeping Proposal: Proposal to Install 4 x vinyl's and 1 x internally illuminated gantry sign Date received: 12 June 2024 Decision date: 6 August 2024	Consent granted
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 Date received: 20 June 2024 Decision date: 15 August 2024	Grants Planning Permission
S20/1586	Applicant: Georgina McCrae Location: Land North of Towngate East and South of Northfield Road, Market Deeping 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. Date received: 21 September 2020 Decision date: 29 August 2024	Grants Planning Permission
S24/1184	Applicant: Mr Neil Utteridge Location: 2 Cherry Grove, Market Deeping, PE6 8JQ Proposal: Rear single storey flat roof extension Date received: 11 July 2024 Decision date: 4 September 2024	Grants Planning Permission
S24/1208	Applicant: Mr Christopher Richardson Location: Dane House 5-7 Stamford Road, Market Deeping Proposal: Reclad chimneys, retain existing render and clad providing a surface matching remainder Date received: 15 July 2024 Decision date: 3 September 2023 Listed Building Consent	This application has been withdrawn by the applicant.
S24/1207	Applicant: Mr Christopher Richardson Location: Dane House 5-7 Stamford Road, Market Deeping Proposal: Reclad chimneys, retain existing render and clad providing a surface matching remainder Date received: 15 July 2024 Decision date: 3 September 2023 Full Planning Application	This application has been withdrawn by the applicant.

41. For members to review the monitoring of approved planning applications

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 had 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. 04.09.24 The Deputy Clerk was requested to contact SKDC for an update.
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.

42. For members to receive an update on New River Retail planning application (PB)

Cllr Dr Byrd informed that the New River Retail (NRR) are keen to proceed and Aldi still wish to invest in a Deeping store, it seems that the release of the Co-op garage lease remains unresolved. NRR are currently investigating the possibility of applying for permission for a slightly smaller store for the supermarket so that the petrol station can remain in situ.

Highways

43. 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 4 September 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	Fix my street details below 23/07/20 – Investigating 23/07/20 – In Progress 25/11/20 – Action scheduled 04/01/21 – Chased up by District Cllr 18/02/21 – In Progress 10.12.21 – LCC reported fixed 05.01.22 Cllr Shelton advised that he would check that the road had been repaired. 07.12.22 – P&H Cttee to check if the work had been carried out by LCC, if not resubmit request for the repair work. As requested, the Deputy Clerk has written to the county Councillor for Market Deeping and awaiting a response. Discussed with Senior Highways Officer from LCC on 2 May – awaiting feedback 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.
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	*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. 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

				<p>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) 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&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&H Cttee to LCC.</p>
5	Quiet Lane Status – Millfield Road	02.05.23		*As above - ongoing
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&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	06.06.23	LCC	07.07.23 - LCC will review this request once the building work has been completed but believes the

	houses due to the narrowness of the road. The yellow lines would not be installed outside existing properties.			narrowing of the road actually is a natural form of traffic calming.
8	Bend on Northfield Road into Blenheim Way.			<p>06.09.23 P&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&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&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&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&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 Tescos.	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. 09.07.24 – LCC Countryside Service confirmed that Public Footpath 8 will be investigated and resolved by 19 August 2024
15	Resident reported that the pavement outside 8-6 Halfleet, Market Deeping was flooding.	29.08.24	LCC's Ref 2816467	This matter had already been reported by a resident. 04.09.24 It was agreed to monitor the action of LCC and Anglian Water.

44. For members to consider issues concerning ivy on trees in Millfield Road (DJ)

Cllr Mrs Jones informed that a highways officer had mentioned that it would be worth checking the trees on Millfield Road are not being damaged by the ivy as this could cause the tree to weaken. It was agreed that advice should be sought from an arboriculturist and Cllr Hughes would make enquiries. If it is found that trees do become weakened by the ivy a report should be sent to Lincolnshire County Council, as owners of the trees, requesting that they are assessed.

45. For members to consider next years urban grass cutting contract (PB)

Cllr Dr Byrd informed that she had met with the contractor and Deeping St James Parish Council (DSJ) last week and it was agreed to continue with the contractor until the end of the contract. A team of 8 had been in the Deepings on Friday and Monday cutting all grass verges and this had improved the appearance of the verges. It was agreed that councillors should report any areas of grass missed and report to the Clerk at DSJ.

Conservation Area

46. For members to review any issues relating to the Conservation area

a) Update on empty buildings (PB)

Cllr Dr Byrd reported that regrettably the Iron Horse has now closed its' doors on 1 September. It is a great loss for Deepings and another unoccupied building in the centre of Deeping.

The Committee agreed that the recent building work that had taken place on the roundabout at the top of Church Street was looking nice following its renovations.

Cllr Neilson left the meeting at 8.50 pm.

b) Pavement resurfacing (PB)

Cllr Dr Byrd requested that contact is made to see if the resurfacing of the pavements had concluded or if there are areas that are yet to be done.

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

As already agreed the Committee would respond to Peterborough City Council's Local Plan when the consultation is issued in October.

48. To consider items for inclusion on the agenda for the next meeting

- Urban Grass Cutting

- Peterborough City Council's Local Plan
- South Kesteven District Council Local Plan
- Precept Planning

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 9.05pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 2 October 2024.

Chairman signature.....

Date.....