

DRAFT
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 6 November 2024 at 7.00 pm. Cllr Dr Byrd presided over Cllr Neilson, Cllr Piper and Cllr Mrs Steel. The Deputy Clerk was in attendance.

67. Chairman’s Welcome

The Chairman welcomed everyone to the meeting.

68. Apologies for Absences

Apologies for absence was received from Cllr Hughes, Cllr Mrs Jones and Cllr Wey prior to the meeting.

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

There were no declarations of interest.

70. Minutes from the meeting dated Wednesday 2 October 2024

It was **RESOLVED** unanimously to accept the minutes of the meeting held on 2 October as a true and accurate record. The Chairman signed the minutes.

71. Clerk’s Report

| | Comments |
|---|--|
| Bus Shelter on Godsey Lane which faces the hedge as opposed to facing the road. Resident requested that the bus shelter is turned around. LCC has informed that they are unaware why this would have been installed in this way other than to shield bus passengers from getting splashed by passing traffic and to stop children running into the road as there is no layby. The trees around the bus shelter have been cut back by LCC. | The Committee requested that the hedge is cut back another 2ft so the bus stop can be more visible and passengers can see the bus approaching. Deputy Clerk to contact LCC. The Committee also agreed to explore the possibility, if there is space available, to place a bench the other side of the shelter facing onto the road as part of the green walk project. Cllr Neilson to forward photos of the shelter to the Deputy Clerk. It was agreed by the Committee that they did not wish to turn the bus shelter around. |
| A clock company is visiting on 1 November to see if the Market Place clock can be repaired, previous part replacement was unsuccessful. | The Deputy Clerk informed the committee that the clockmakers had serviced the clock on 1 November. The clock had kept time for a few days and is now losing time again. A report will be sent from the clockmakers with their recommendations. |
| The transfer of the land adjacent to Charter Avenue is ongoing, no further update has been received. | The Chair informed the committee that the Clerk is in contact with the solicitors on a weekly basis. |

72. Correspondence

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

| Correspondence to be noted – Received up to 6 November 2024 | | | | |
|---|---------------|---------------|---|---|
| No. | Received from | Date Received | Subject | Committee Response |
| 1. | SKDC | 02.10.24 | Consultation: A Design Code for South Kesteven | Emailed to all Councillors to submit their comments via the link by 31 October 2024 |
| 2. | SKDC | 03.10.24 | Supplement: Additional information report to agenda for Planning Committee, 3 October 2024, 1.00 pm | Noted. |
| 3. | SKDC | 07.10.24 | Record of valid planning applications registered between 30 September - 4 October 2024 | Noted. |

| | | | | |
|-----|------|----------|--|--------|
| 4. | SKDC | 09.10.24 | Agenda for Planning Committee, Thursday 17 October 2024, 1.00pm | Noted. |
| 5. | SKDC | 10.10.24 | Minutes for Planning Committee, Thursday 3 October 2024 | Noted. |
| 6. | LCC | 11.10.24 | Road closure approval for Christmas Market, Sunday 1 December 2024 | Noted. |
| 7. | LCC | 11.10.24 | Notification of temporary traffic regulation Order – Market Deeping TTR008713 Reason for restriction: Culvert replacement Road closure order – Millfield Road (Between 200m & 500m North of B1166) Period of restriction: 04.11.24 – 06.12.24 | Noted. |
| 8. | SKDC | 14.10.25 | Record of valid planning applications registered between 7 – 11 October 2024 | Noted. |
| 9. | LCC | 15.10.24 | Notification of temporary traffic regulation order – Lincolnshire Various – West Area TTR009115 Reason for restriction: Carriageway surface retexturing Northfield Road/Blenheim Way (between Harrier Way & Whitley Way) Market Deeping Period of restriction at some point between period of 11.11.24 – 22.01.25 | Noted. |
| 10. | SKDC | 16.10.24 | Supplement: Agenda supplement to the agenda for Planning Committee, Thursday 17 October 2024, 1.00 pm | Noted. |
| 11. | SKDC | 21.10.24 | Record of valid planning applications registered between 14-18 October 2024 | Noted. |
| 12. | SKDC | 28.10.24 | Record of valid planning applications registered between 21 -25 October 2024 | Noted. |
| 13. | LCC | 29.10.24 | Notification of temporary traffic regulation Order – Market Deeping TTR009370 Road Closure Order – B1525 Market Place/High Street (Between B1524 roundabout and Godsey Lane) Period of restriction: 01.12.24 – 01.12.24, 06:00 to 20:00 Reason for restriction: Christmas Event | Noted. |
| 14. | SKDC | 30.10.24 | Agenda for Planning Committee, Thursday 7 th November 2024, 1.00pm | Noted. |
| 15. | SKDC | 04.11.24 | Record of valid planning applications registered between 28 October – 1 November 2024 | Noted. |
| 16. | SKDC | 05.11.24 | Minutes for Planning Committee, Thursday 17 October 2024, 1.00pm | Noted. |
| 17. | SKDC | 06.11.24 | Supplement: Agenda supplement to the agenda for Planning Committee, Thursday 7 November 2024, 1.00 pm | Noted. |

| Correspondence to be acted upon – Received up to 6 November 2024 | | | | |
|--|---------------|---------------|--|--|
| No. | Received from | Date Received | Subject | Committee Response |
| 1. | DSJ | 25.10.24 | Revised grass cutting quote from contractor. | The Committee considered the quote and it was agreed that Cllr Dr Byrd would review the figures and present to Full Council for consideration. |

73. 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.

b) For members to consider the precept for 2025/26

The Committee agreed to review the precept at the next meeting when the clockmakers report and recommendations had been received and the quotes for the grass cutting contract for 2025/26 had come in. Cllr Byrd requested that the Terms of Reference should be circulated with the December agenda when considering the precept.

Planning

74. To consider the planning applications received up to 6 November 2024, as per SKDC Weekly Planning lists

| Ref. no | Application details and address | MDTC response |
|----------|--|---|
| S24/1579 | Application: Mr and Mrs Ramhit Location: 8 Millfield Road, Market Deeping, PE6 8AD Proposal: Replacement part two storey dwelling with car port and associated landscaping App Type: Fulling Planning Permission SKDC deadline for comments: 14.11.24 | The Committee would like assurance that the siting of the proposed car port is 9m from the drainage ditch and that the design and materials should be in keeping with the area. The Committee would like clarification regarding the sewage and foul water disposal along with a construction management plan to minimise disruption along the road and to neighbouring properties. |
| S24/1599 | Applicant: Mr George Wilkinson Location: Phase B & C, Towngate East, Market Deeping Proposal: Variation of condition 2 (approved plans) of planning permission S20/1586 (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). App Type: Full Planning Permission (Major) SKDC deadline for comments: 16.10.24 | The Committee believe that amendments have been made by the developer following comments from the public and the Deepings Neighbourhood Plan group and that these amendments have now addressed the Committee's concerns. The Committee would like assurance that prior to the demolition of the barns that an ecological assessment is undertaken. |

Cllr Neilson left the meeting at 8.10pm.

75. Planning applications and their results received up to the 6 November 2024

| Ref No. | Application details and address | SKDC Decision |
|----------|---|--|
| S24/1240 | Applicant: Mr Lee Smith Location: 2 Lancaster Way, Market Deeping Proposal: Submission of details in relation to condition 3 (materials) of planning permission S21/0589 (New building comprising 2 flats) Date received: 19.08.24 Decision date: 17.10.24 | Details approved 17 th October 2024 |
| S24/1618 | Applicant: Ms E Batchelor Location: 9 Woodcroft Close, Market Deeping, PE6 8BT Proposal: Hard reduction of 3 large hawthorn along back of garden into appropriate pruning points at approx. 12ft Date received: 20.09.24 Decision date: Work allowed 14.10.24 | Work allowed 14 th October 2024 |
| S24/1649 | Applicant: Mr and Mrs Visscher | Work allowed 25 th October 2024 |

| | | |
|----------|--|----------------------------|
| | <p>Location: The Old Rectory, Church Street, Market Deeping, PE6 8DA</p> <p>Proposal: Section 211 notice to reduce height of tulip tree by 4m and remove 3 sycamore trees, 2 ash tree and 1 honey locust tree</p> <p>Date received: 17.09.24</p> <p>Decision date: Work allowed 24.10.24</p> | |
| S24/1502 | <p>Applicant: Mr Abdul Kachra</p> <p>Location: 116 to 122A Church Street, Market Deeping, PE6 8AL</p> <p>Proposal: Section 19 application for removal/variation of condition 2 (approved drawings) of planning permission S22/0651 (Alterations to enable to reinstatement of 2 self-contained apartments and associated external repairs).</p> <p>Date received: 30.08.24</p> <p>Decision date: 25.10.24</p> | Consent has been granted. |
| S24/1427 | <p>Applicant: Mr James Wherry</p> <p>Location: Mill House, 27 Stamford Road, Market Deeping, PE6 8AB</p> <p>Proposal: Retrospective planning application for single storey side and rear extension to house, single storey side and rear extension to detached garage, and erection of a tree house. Proposed installation of bio-tank.</p> <p>Date received: 19.08.24</p> <p>Decision date: 25.10.24</p> | Grants Planning Permission |
| S24/1428 | <p>Applicant: Mr James Wherry</p> <p>Location: Mill House, 27 Stamford Road, Market Deeping, PE6 8AB</p> <p>Proposal: Retrospective listed building consent for single storey side and rear extension to house, alterations to kitchen fireplace and flooring; fitting of internal mezzanine floor and spiral staircase to main garages and erection of single storey extensions; insertion of door covering to pigeoncote; and conversion of garage outbuilding to pool plant room.</p> <p>Date received: 19.08.24</p> <p>Decision date: 25.10.24</p> | Consent has been granted |

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

| No. | Approved Planning Application | Reported by/ Date | Response/Action |
|-----|--|--|---|
| 1. | <p>Reference No: S23/1941</p> <p>Detail: Church Street</p> <p>Issue: Replacement tree to be planted.</p> | <p>Cllr Mrs Byrd</p> <p>06.12.23</p> | <p>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</p> <p>14.03.24 – Reply from SKDC states replacement tree to be planted by the end of March 24.</p> <p>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.</p> <p>04.09.24 The Deputy Clerk was requested to contact SKDC for an update.</p> |
| 2. | <p>Reference No: S23/2350</p> <p>Detail: Church Street</p> <p>Issue: Illuminated signage, external and internal barber's poles and advertising board</p> | <p>P&H Cttee –</p> <p>01.05.24</p> | <p>P&H Committee to monitor.</p> <p>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.</p> |

The Committee requested the Deputy Clerk contact SKDC for an update regarding the planting of the replacement tree (Ref S23/1941).

Highways

77. 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 6 November 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 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.</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. 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. 27.02.24 – Deputy Clerk requested an update from LCC highways. 05.06.24 – Deputy Clerk reported that LCC Highways were following this up. 25.09.24 – Deputy Clerk requested an update from LCC regarding the parking restrictions near the post office and pedestrian crossing points. 26.09.24 – LCC checking on progress.</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. 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 | Fix My Street 461231 491478 | <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 houses due to the narrowness of the road. The yellow lines would not be installed outside existing properties. | 06.06.23 | LCC | 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. |
| 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 | 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. |
| 10 | 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. |
| 11 | 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. |
| 12 | Resident reported that the hedging along Godsey Lane near the bus stop are overgrown and requires trimming back. | 26.09.24 | LCC’s Ref 2818910 | 26.09.24 LCC will investigate within the next 14 days. 30.09.24 LCC report action scheduled. 11.10.24 LCC reported that the hedging has been trimmed back. |
| 13 | Cllr reported a broken bench located in St Guthlac’s Avenue. The bench is not owned by Market Deeping Town Council | 04.10.24 | LCC’s ref 4198498 | SKDC referred the matter to LCC. |
| 14 | Resident reported an overgrown tree on Towngate East | 21.10.24 | | LCC informed that they are aware of the tree and are looking into it and liaising with the resident. |

Councillor Mrs Steel informed the committee that the double yellow lines in Dovecote Road had been painted and item 4 could now be removed from the Highways report.

78. For members to consider the urban grass cutting contract for 2025

The Committee agreed to defer this item until the next meeting.

79. For members to consider the replacement of broken bench on St Guthlac’s Avenue

The Committee were aware that the bench had been reported to both SKDC and LCC council’s requesting the bench is removed. The Committee agreed that as it is not the Town Council bench it would not replace it.

Conservation Area

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

a) Old Police House update - Cllr Dr Byrd informed the committee that the property had sold.

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

There were no matters arising.

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

- Precept Planning
- Urban Grass Cutting Contract

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 8.35pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 4 December 2024.

Chairman signature.....

Date.....