

## **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 5 February 2025 at 7.00 pm. Cllr Dr Byrd presided over Cllr Hughes, Cllr Neilson, Cllr Piper and Cllr Mrs Steel. The Deputy Clerk was in attendance.

### **101. Chairman's Welcome**

The Chairman welcomed everyone to the meeting.

### **102. Apologies for Absences**

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

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

There were no declarations of interest.

### **104. Minutes from the Planning and Highways Committee meeting dated 8 January 2025 and Minutes of the Extra Ordinary Planning and Highways Committee dated 15 January 2025**

It was **RESOLVED** unanimously to accept the minutes of the Planning and Highways Committee meeting held on 8 January 2025 and the minutes of the Extra Ordinary Planning and Highways Committee held on 15 January 2025 as a true and accurate record. The Chairman signed the minutes.

### **105. Clerk's Report**

There were no items to report.

### **106. Correspondence**

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

Correspondence to be noted – Received up to 5 February 2025				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	10.01.25	Enforcement Issue – Replanting tree	Noted.
2.	SKDC	13.01.25	Record of valid planning applications registered between 6 – 10 January 2025	Noted.
3.	SKDC	15.01.25	Agenda for Planning Committee, Thursday 23 January 2025, 1.00pm	Noted.
4.	SKDC	15.01.25	Supplement: Additional Information report to the agenda for Planning Committee, Thursday 23 January 2025, 1.00pm	Noted.
5.	SKDC	20.01.25	Record of valid planning applications registered between 13 and 17 January 2025	Noted.
6.	SKDC	21.02.25	Minutes for Planning Committee, Thursday 9 <sup>th</sup> January 2025, 1.00 pm	Noted.
7.	SKDC	22.01.25	Supplement: Agenda Addendum to the agenda for Planning Committee, Thursday 23 January 2025, 1.00 pm	Noted.
8.	SKDC	27.01.25	Record of valid planning applications registered between 20 -24 January 2025	Noted.
9.	SKDC	29.01.25	Agenda for Planning Committee, Thursday, 6 February 2025, 1.00pm	Noted.
10.	SKDC	28.01.25	Deed of Variation – Persimmon Estate	Cllr Byrd informed she was hoping an update will be available at Full Council with regards to the timescale for the transfer of land.
11.	SKDC	03.02.25	Record of valid planning applications registered between 27 – 31 January 2025	Noted.

Correspondence to be acted upon – Received up to 5 February 2025				
No.	Received from	Date Received	Subject	Committee Response
1.	Cllr R Davies, LCC	15.01.25	National Highways & Transport (NHT) survey for councillors and parish/town councils. Deadline to respond end of February 2025	The Committee completed and submitted the survey on 5 February 2025.
2.	LCC	03.02.25	Baston & Langtoft, Various Road – Proposed 7.5T Weight Limit	The Committee had no objections to the proposed weight restrictions.

## 107. 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

### 108. To consider the planning applications received up to 5 February 2025, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S25/0030	Application: Mr Paul Neville Hanson Location: 31 Halfleet, Market Deeping, Lincolnshire, PE6 8DB Proposal: Installation of dropped kerb App Type: Householder SKDC deadline for comments: 04.02.25	The Committee had no comment.
S25/0038	Application: Miss Isabelle Impey Location: Phase A and C, land north of Towngate East and south of Northfield Road, Market Deeping Proposal: Submission of details reserved by conditions 10 (soft landscaping), 11 (hard landscaping), 12 (materials samples), 17 (hard landscaping timetable) and 19 (solar panel details) of planning permission S24/1599 App Type: Discharge of Conditions (Planning) SKDC deadline for comments: 12.02.25	The Committee had no comment.
S25/0042	Application: Mrs Susan Bell Location: Market Deeping County Primary School, Willoughby Avenue, Market Deeping, PE6 8JE Proposal: Application for a Certificate of Lawful Development for a portable wooden lodge building App Type: Lawful Development (Proposed) SKDC deadline for comments: 14.02.25	The Committee had no comment.
S25/0140	Application: Market Deeping Town Council Location: Street Record, Godsey Lane, Market Deeping Proposal: To reduce/remove the dead stem section in an oak tree, then raise/pull its lower lateral limbs in. App Type: Works to TPO Tree(s) SKDC deadline for comments: 14.02.25	The Committee had no comment.
S25/0144	Applicant: Market Deeping Town Council Location: Street Record, The Orchard, Market Deeping Proposal: Section 211 notice to remove 2 Maple trees App Type: Trees in CA – Section 211 Notice SKDC deadline for comments: 14.02.25	The Committee had no comment.
S25/0157	Applicant: Mr Cliff Patch Location: 31 Meadway, Market Deeping, PE6 8BE Proposal: Pollard/reduce a Willow tree	The Committee had no comment.

	App Type: Works to TPO Tree(s) SKDC deadline for comments: 17.02.25	
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#### 109. Planning applications and their results received up to the 5 February 2025

Ref No.	Application details and address	SKDC Decision
S24/2047	Applicant: Mr Tanner Location: 38 Kesteven Drive, Market Deeping, PE6 8DU Proposal: Reduce body of Ash Tree (T1) by 2-3 metres to reduce overhang Date received: 22.11.24 Decision date: 13.01.25	Work allowed 13 January 2025
S24/1935	Applicant: Miss Isabelle Impey Location: Phase B and C, land North of Towngate East and South of Northfield Road, Market Deeping Proposal: Submission of details reserved by conditions 2 (construction management plan) and 5 (archaeological investigation) of planning permission S24/1599 – 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). Date received: 07.11.24 Decision date: 24.01.25	Details approved 24 January 2025
S24/2229	Applicant: Mike Location: Georgian Cottage High Street, Market Deeping, PE6 8ED Proposal: Section 211 notice to reduce plum cherry tree to previous points, reduce willow tree by 1m, reduce overhanging weight on eucalyptus tree, repollard maple tree to previous points, reduce all 5 silver birch trees to previous points, repollard willow tree as affecting BT cables Date received: 30.12.24 Decision date: 27.01.25	Work allowed 27 January 2025
S24/2114	Applicant: Mr K Burdock Location: Land east of 51 Towngate East, Market Deeping Proposal: Submission of details reserved by conditions 3 (hard and soft landscaping) and 8 (CCTV and lighting) of planning permission S22/2478 (Change of use of agricultural land to open storage and alteration to access) Date received: 06.12.24 Decision date: 31.02.25	Details are acceptable

#### 110. 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 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.

			<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>02.01.25 Deputy Clerk has contacted SKDC for an update.</p> <p>13.01.25 SKDC referred to enforcement to investigate.</p> <p>28.01.25 SKDC confirmed the replacement tree has now been planted.</p>
2.	<p>Reference No: S23/2350</p> <p>Detail: Church Street</p> <p>Issue: Illuminated signage, external and internal barber's pole and advertising board</p>	<p>P&amp;H Cttee –</p> <p>01.05.24</p>	<p>P&amp;H Committee to monitor.</p> <p>The illuminated signage and barber's pole has been removed. A portable sign has been placed on the pavement which could cause obstruction.</p> <p>05.02.25 Cllr Byrd informed that lights had been installed on the wall outside the building overlooking the parking area. Clarification should be sought to ensure that permission has been granted by SKDC.</p>

#### **111. For members to consider the provision of allotments**

Cllr Dr Byrd informed that when the transfer of land takes place it will include an allotment area. Cllr Byrd informed that consideration on how these are established and managed will need to be addressed.

#### **112. For members to receive a proposal regarding Millfield (PS)**

Cllr Mrs Steel shared a presentation with the Committee regarding Millfield, highlighting the history of the area and the significant usage by the community. The field is owned by Lincolnshire County Council and concern has been expressed over many years that this could become an area for housing. Applications have been submitted in the past all of which have been rejected. Petitions have taken place over many years by residents to keep the field for the community. Recently the speed limit on Millfield Road had been reduced to 30mph and a request for quiet lane status had been submitted. Cllr Mrs Steel agreed to provide details regarding the process of an easement of prescription. Cllr Mrs Steel would also draft an endorsement letter for the committee to consider supporting that the field remains a green open space for the community. This will be an agenda item at the next committee meeting.

#### **Highways**

#### **113. For members to review reported highways issues.**

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

<b>MDTC Reported Highway Issues – Planning &amp; Highways Committee – up to 5 February 2025</b>				
<b>No.</b>	<b>Highway Issue</b>	<b>Date reported</b>	<b>Reported to</b>	<b>Response</b>
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> <p>25.09.24 – Deputy Clerk requested an update from LCC regarding the parking restrictions near the post office and pedestrian crossing points.</p> <p>26.09.24 – LCC checking on progress.</p> <p>Nov/Dec 24 - Safe crossing points have been installed on Godsey Lane.</p>
3	Pavement Gap – Northfield Road	02.05.23	LCC	*As above – ongoing
4	Quiet Lane Status – Millfield Road	02.05.23		*As above - ongoing
5	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>
6	Stamford Road – Cllrs request for double yellow lines to be installed outside the two new houses due to the	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.

	narrowness of the road. The yellow lines would not be installed outside existing properties.			
7	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>
8	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.
9	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.
10	Cllr reported a broken bench located in St Guthlac's Avenue. The bench is not owned by Market Deeping Town Council	04.10.24	FixMyStreet Ref 4198498	SKDC referred the matter to LCC.
11	06.11.24 P&H Cttee acknowledged that the hedging along Godsey Lane near the bus stop had been trimmed back but would like this to be	06.11.24		<p>07.11.24 Deputy Clerk discussed with LCC highways officer who informed that if the branches are too big this may need temporary traffic lights due to the machinery. LCC advised to report the request on Fix My Street.</p> <p>08.01.24 The Deputy Clerk had received the bus shelter photographs from Cllr Neilson. Cllr Dr Byrd informed</p>

	trimmed back a further 2ft for better visibility.			the Wayfinding project would consider placing a bench in this location. The Committee requested that the tree trimming would be visibly beneficial and now would be a suitable time to do this. The Deputy Clerk to follow up with LCC and include photos provided by Cllr Neilson. 28.01.25 – Reported to LCC to consider trimming back trees. 30.01.24 – LCC informed that they are satisfied with the trees at the moment and will monitor during the year.
12	Flytipping on Millfield Road	02.01.25	FixMyStreet Ref 2832086	02.01.25 Asbestos Panels Flytipping Millfield Road. 13.01.25 Photo added to FixMyStreet request. Jan 25 – Asbestos has been removed.
13	Market Deeping sign knocked over on the Riverside	28.01.25	FixMyStreet Ref 2831908	28.01.25 – LCC confirmed action is scheduled.

#### **114. For members to consider the urban grass cutting contract for 2025/2026**

The Committee were provided with three quotes and it was **RESOLVED** unanimously to accept one of the quotes. This decision will now be considered for ratification at Full Council.

Cllr Neilson left the meeting at 8.30pm.

#### **115. For members to receive an update on the Emergency Planning Policy (DJ)**

It was agreed to defer the update until the next meeting.

#### **Conservation Area**

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

a) Town Centre Clock – Cllr Dr Byrd informed that the clock company had still not responded with a way forward or if indeed the clock was repairable. Cllr Dr Byrd would now write to The Rotary with an update and seek their views of a way forward.

Cllr Hughes informed that he had cleared the leaves at the top of Church Street as he had been informed by SKDC that they are unable to remove wet leaves.

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

Update from last month's meeting - Cllr Hughes informed that the euro change collection box was now located in the Town Hall and the Deepings Community Centre. This collection is to support the Explorer Scouts fund their European trip in the Summer.

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

- Millfield (PS)
- Emergency Planning (DJ)

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 9.00pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 5 March 2025.

**Chairman signature.....**

**Date.....**