

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 5 March 2025 at 7.00 pm. Cllr Dr Byrd presided over Cllr Neilson, Cllr Piper, Cllr Mrs Jones, Cllr Wey and Cllr Mrs Steel. The Clerk was in attendance.

119. Chairman's Welcome

The Chairman welcomed everyone to the meeting.

120. Apologies for Absences

Apologies for absence was received from Cllr Hughes prior to the meeting.

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

Cllr Mrs Jones signed the declaration of interest record book.

122. Minutes from the Planning and Highways Committee meeting dated 5 February 2025

It was **RESOLVED** unanimously to accept the minutes of the Planning and Highways Committee meeting held on 5 February 2025 as a true and accurate record. The Chairman signed the minutes.

123. Clerk's Report

	Comments
The bus shelter company have informed that they are no longer trading. Does the Committee wish to consider finding an alternative cleaner?	It was RESOLVED unanimously to obtain quotes for a new contractor to clean the bus shelters.

124. Correspondence

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

Correspondence to be noted – Received up to 5 March 2025				
No.	Received from	Date Received	Subject	Committee Response
1.	Cllr Mrs Jones	07.02.25	National Planning Policy Framework presentation hosted by LALC via zoom on 04.02.25	Presentation slides circulated to P&HC on 10.02.25
2.	SKDC	10.02.25	Record of valid planning applications registered between 3 – 7 February 2025	Noted.
3.	SKDC	13.02.25	Minutes for Planning Committee, Thursday 23 January 2025, 1.00 pm	Noted.
4.	SKDC	17.02.25	Record of valid planning applications registered between 10 – 14 February 2025	Noted.
5.	LCC	18.02.25	Highway Verge Parish Agreement Scheme 2025	The Clerk was instructed to sign the agreement on behalf of MDTC.
6.	SKDC	25.2.25	Record of valid planning applications registered between 17 – 21 February 2025	Noted.
7.	SKDC	4.3.25	Record of valid planning applications registered between 24 - 28 February 2025	Noted.

There was no correspondence to be acted upon.

125. 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.

A discussion took place regarding Walking the Footpaths and it was **RESOLVED** unanimously to transfer the £500 in the current budget to EMRs. The event will be organised later in the year by Cllrs Neilson, Piper and Steel.

Planning

126. To consider the planning applications received up to 5 March 2025, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S25/0233	Application: Mrs Holly Fasulo Location: 4 The Spinney, Market Deeping, PE6 8JT Proposal: Single storey extension to side elevation with wrap round porch to front elevation App Type: Householder SKDC deadline for comments: 13.03.25	The committee had no comment
S25/0239	Application: Mr and Mrs R Ramhit Location 8 Millfield Road, Market Deeping, PE6 8AD Proposal: Demolition of existing dwelling and construction of new dwelling, car port and associated landscaping App Type: Full Planning Permission SKDC deadline for comments: 13.03.25	The committee would like the following to be considered: Assurance that materials used are in keeping with the existing street scene A clear deconstruction management plan. This should include permitted times of operation avoiding weekends and ensuring reasonable start and finish times. Consideration should be given to other road users and neighbouring properties during the demolition period avoiding vehicles and materials being left on the kerbside grass areas. It should be noted that the lane is single track width. This should also take in to consideration Millfield Road's Protected Green Lane status. A clear proposal for the disposal of foul sewage and wastewater. When carrying out any works on trees and shrubbery consideration should be given to the legal restrictions around the nesting periods of birds.
S25/0244	Application: Emily Warrener Location: 10 Clover Road, Market Deeping, Lincs, PE6 8JU Proposal: Erection of single storey rear extension App type: Householder SKDC deadline for comments 14.03.25	The committee had no comment
S24/2110	Application: SKDC Corporate Projects Location: Wellington Way, Market Deeping, PE6 8LW. Proposal: Erection of 11 dwellings with associated access, parking and landscaping App type: Full Planning Permission SKDC deadline for comments: 25.03.25	MDTC would like to see compensatory recreation facilities for children, teenagers and adults for example play equipment, a table tennis table and a bench. They would like to see adequate screening to be installed to protect residents from the impact of the neighbouring industrial processes (from businesses on the Northfields industrial estate). They would like electrical vehicle charging points and solar panels to be installed. The existing access to the Northfields Industrial estate should be maintained and improved in terms of surface and lighting for cyclists, pedestrians etc.

S25/0260	Application: Mr David Hicks Location: Rose Lodge Care Home, 35A Church Street, Market Deeping, PE6 8AN. Proposal: Installation of Solar PV panels to roof of care home App type: Full Planning Permission SKDC deadline for comments: 21.03.25	The committee had no comment
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Cllr Wey left the meeting at 8.00pm

127. Planning applications and their results received up to the 5 March 2025

Ref No.	Application details and address	SKDC Decision
S24/1133	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. Date received: 02.07.24 Decision date: 10.02.25	Grants Planning Permission
S24/2202	Applicant: Mr S Copland Location: 22 Towngate West, Market Deeping Proposal: Erection of two-storey rear extension Date received: 23.12.24 Decision date: 12.02.25	Withdrawn by Agent
S25/0144	Applicant: Market Deeping Town Council Location: The Orchard, Market Deeping Proposal: Section 211 notice to remove 2 maple trees Date received: 23.01.25 Decision date: 17.02.25	Work allowed 17 th February 2025
S25/0157	Applicant: Mr Cliff Patch Location: 31 Meadway, Market Deeping, PE6 8BE Proposal: Pollard/reduce a willow tree Date received: 27.01.25 Decision date: 26.2.25	Work allowed 26 th February 2025
S25/0030	Applicant: Mr Paul Neville Hanson Location: 31 Halfleet, Market Deeping, PE6 8DB Proposal: Installation of dropped kerb Date received: 8.1.25 Decision date: 4.3.25	Grants planning Permission

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

No.	Approved Planning Application	Reported by/ Date	Response/Action
1.	Reference No: S23/2350 Detail: Church Street Issue: Illuminated signage, external and internal barber's pole and advertising board	P&H Cttee – 01.05.24	P&H Committee to monitor. The illuminated signage and barber's pole has been removed. A portable sign has been placed on the pavement which could cause obstruction. 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>20.02.25 – Email has been sent to SKDC planning to clarify if permission has been granted regarding the lights.</p> <p>26.2.25 – response received from SKDC planning officer. No further applications received since the previous refused application. If you have concerns that unauthorised works carried out, please refer to the Planning Enforcement</p> <p>The committee asked the Deputy Clerk to notify enforcement about the lights.</p>
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Cllr Neilson left the meeting at 8.30pm.

129. For members to consider Peterborough's Local Plan (PS)

Cllr Mrs Steel reported that Peterborough City Council in conjunction with the guidelines in their local plan are considering speculative sites on which to build additional houses. They are currently considering a 137-acre site on either side of Lincoln Road, just outside Market Deeping. The proposal is to build in excess of 1,000 houses, a local centre, retirement living and a school. There are concerns that the increased nearby properties will increase the pressure on local services. Cllr Mrs Jones said she would research how to comment on the Peterborough's Local Plan.

130. For members to receive a briefing regarding a proposed housing development at Baston (AP)

Cllr Piper attended a public meeting to discuss the impact of a 86 home development and/or a 256 house or quarry development at Baston.

There will be future meetings to discuss and Baston Council representatives thanked Cllr Piper for attending.

Highways

131. 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 5 March 2025				
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&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> <p>10.02.25 – LCC highways informed that the whole road along Halfleet and Church Street will be resurfaced,</p>

				which is an increase to the original programme but no timescale could be given.
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&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 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.

7	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>
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 Tescos.	20.02.24		<p>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.</p> <p>23.2.23 Tesco's have reported light to their maintenance team and will advise when work has been carried out.</p>
10	Cllr reported a broken bench located in St Guthlac's Avenue. The bench is not owned by MDTC	04.10.24	FixMyStreet Ref 4198498	SKDC referred the matter to LCC.
11	Market Deeping sign knocked over on the Riverside	28.01.25	FixMyStreet Ref 2831908	28.01.25 – LCC confirmed action is scheduled.
12	Fly tip junction of Godsey Lane and Black Prince Ave	25.2.25	FixMyStreet Ref 7178541	
13	Fly tipping Millfield Road	25.2.25	FixMyStreet Ref 7186951	Reported to SKDC

14.	Black graffiti on Post Box outside Londis on Godsey Lane	22.2.25	FixMyStreet Ref 7172606	
15.	Old Baston Fen Road accessed from Outgang Road	3.3.25	Fix My Street Ref 7211855	
16.	Flytipping – Greatford cut	4.3.25	Fix My Street Ref 7222692	
17.	Debris/litter – Spalding Road	4.3.25	Fix My Street	

132. For members to consider the future contract for maintaining the grass areas at Charter Avenue/Persimmon estate
It was **RESOLVED** unanimously to approach the existing contractor for our verges to provide an additional quote for the cutting of the Charter Avenue/Persimmon estate grass

Conservation Area

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

There were no matters arising

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

There were no matters arising

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

- Peterborough Local Plan – update
- Walking the Footpaths
- Update on transfer of land
- Grass quote (consider)

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 8.55pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 2 April 2025.

Chairman signature.....

Date.....