

**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 7 May 2025 at 7.00 pm. Cllr Dr Byrd presided over Cllr Mrs Jones, Cllr Piper and Cllr Mrs Steel. The Deputy Clerk was in attendance.

Cllr Dr Byrd welcomed everyone to the meeting and invited the members of the public to address the Committee.

The members of public wanted to raise their concerns regarding Peterborough's Local Plan and the possibility of a new mini township and the impact and strain this would have on the local infrastructure such as doctors, roads, transport and schools. Has Peterborough City Council, if this site was to go ahead, considered what arrangements would be put in place to support the Deepings infrastructure.

Cllr Dr Byrd informed that the council, Deeping Neighbourhood Plan Group, the district council and surrounding villages are reviewing the consultation document and will reply accordingly, the deadline is 29 May 2025 at 11.59pm.

Members of the public left the meeting at 7.15pm.

**137. Chairman's Welcome**

The Chairman welcomed everyone to the meeting.

**138. Apologies for Absences**

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

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

There were no declarations of interest.

**140. Minutes from the Planning and Highways Committee meeting dated 5 March 2025**

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

**141. Clerk's Report**

	Comments
A resident had complained about the grass cutting along Lady Margaret's Avenue.	The Deputy Clerk had raised it with the contractor who was very helpful and will address the issue.  The next cut is due in a couple of weeks.
The Persimmon (Charter Avenue) transfer of land to the council will take place very soon.	The Deputy Clerk had contacted the grass cutting contractor to enquire if they would provide a quote to cut the grass in this area. Once the grass areas are confirmed a map will be sent to the contractor to provide a price.

Cllr Dr Byrd reported that there had been very few issues with regards to the grass verge cutting and those that had been received the contractor was very amenable to rectify those issues.

The Deputy Clerk reported that a quote had been received from the contractor to cut the grass at Persimmon (Charter Avenue). The quote was based on the area outlined in red on the map and would be cut at the same time as the grass verges. It was **RESOLVED** unanimously to accept the quote and refer to Full Council for ratification.

**142. Correspondence**

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

Correspondence to be noted – Received up to 7 May 2025				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	10.03.25	Design Code 2 workshop in Bourne 2.4.25	Noted.

2.	SKDC	10.03.25	Record of valid planning applications registered between 3 – 7 March 2025	Noted.
3.	SKDC	24.03.25	Record of valid planning applications registered between 17-21 March 2025	Noted.
4.	SKDC	26.03.25	Agenda for Planning Committee, Thursday 3 April 2025, 1.00pm	Noted.
5.	SKDC	31.03.25	Record of valid planning applications registered between 24-28 March 2025	Noted.
6.	SKDC	07.04.25	Record of valid planning applications registered between 31 March - 4 April 2025	Noted.
7.	SKDC	14.04.25	Record of valid planning applications registered between 7 April – 11 April 2025	Noted.
8.	SKDC	17.04.25	Minutes of Planning Committee, Thursday 3 April 2025, 1.00 pm	Noted.
9.	SKDC	22.04.25	Record of valid planning applications registered between 14-18 April 2025	Noted.
10.	Peterborough City Council	25.04.25	Draft Local Plan Consultation – Public Engagement Events	To be discussed later in the meeting.
11.	SKDC	28.04.25	Record of valid planning applications registered between 21 – 25 April 2025	Noted.
12.	SKDC	30.04.25	Agenda for Planning Committee, Thursday 9 <sup>th</sup> May 2025, 1.00 pm	Noted.
13.	SKDC	30.04.25	Supplement: Agenda supplement to the Agenda Committee, Thursday 8 <sup>th</sup> May, 1.00 pm	Noted.
14.	SKDC	06.05.25	Record of valid planning applications registered between 28 April – 2 May 2025	Noted.
15.	SKDC	06.05.25	Supplement: Agenda supplement to the agenda for Planning Committee, Thursday 8 <sup>th</sup> May 2025, 1.00pm	Noted.

Correspondence to be acted upon – Received up to 7 May 2025				
No.	Received from	Date Received	Subject	Committee Response
1.	Anonymous letter	08.03.25	Property gravelled garden for parking.	The Committee noted.
2.	LCC	10.03.25	Short survey regarding the draft public rights of way improvement plan. Deadline for completion: Monday 9 June 2025 at 5.00pm.	Defer until the meeting in June. The Deeping Neighbourhood Plan Group will review and update the committee at the next meeting.
3.	Peterborough City Council	11.04.25	Peterborough Local Plan public consultation. Consultation period – 11 April 25 – 29 May 25 at 11.59pm.	To be discussed later in the meeting.
4.	Resident (raised at the Annual Town Meeting)	29.04.25	Parking along Stamford Road. Residents unable to park outside their homes due to other vehicles using the area to visit the town centre. Resident would like residential parking only.	The Committee considered SKDC's criteria for residential parking and it appears that the area does not meet the criteria. The Committee suggests that the residents raise their concerns with local businesses to enquire if they would be prepared to

				encourage their customers to consider parking elsewhere.
5.	Resident (raised at the Annual Town Meeting)	29.04.25	Concern raised about the speed of traffic travelling along Stamford Road as they approach the centre of Market Deeping.	Cllr Mrs Jones informed that if data from the speed devices on Stamford Road show that there is an issue with speeding, the police will carry out random speed checks.  It was agreed to review the data available.

#### 143. 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

#### 144. To consider the planning applications received up to 7 May 2025, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S25/0371	Applicant: Mr Matthew Bumphrey Location: 22 Kesteven Drive, Market Deeping, PE6 8DU Proposal: Reduction to existing garage, ground floor side extension and side extension over existing garage App Type: Householder SKDC deadline: 1 April 2025	No comment.
S25/0472	Applicant: Mr & Mrs A Cook Location: Old Police House, 2 Market Place, Market Deeping, PE6 8EA Proposal: Proposed internal and external alterations App Type: Householder SKDC deadline: 19 April 2025	No comment.
S25/0473	Applicant: Mr & Mrs A Cook Location: Old Police House, 2 Market Place, Market Deeping, PE6 8EA Proposal: Proposed internal and external alterations App Type: Listed Building Consent SKDC deadline: 19 April 2025	No comment.
S25/0562	Applicant: Mr Tim Burrows Location: Five Houses, 45 Towngate East, Market Deeping, Lincs, PE6 8LQ Proposal: Replacement roof, insertion of front dormers, erection of single storey rear extension and garage to side following demolition of existing two storey extension and outbuilding App Type: Householder SKDC deadline: 30.04.25	No comment.
S25/0615	Applicant: Mrs Susan Bell Location: Market Deeping County Primary School, Willoughby Avenue, Market Deeping, PE6 8JE	No comment.

	Proposal: Proposed erection of an outbuilding App Type: Full Planning Application SKDC deadline: 10.05.25	
S25/0543	Applicant: Ms James Bosett Location: 34 Godsey Crescent, Market Deeping, PE6 8HX Proposal: Erection of attached two storey dwelling App Type: Full Planning Application SKDC deadline: 10.05.25	No comment.
S25/0638	Applicant: Mr Scott Reeve Location: 15 Belton Close, Market Deeping, Lincolnshire, PE6 8BN Proposal: Proposed single storey rear extension to dwelling App Type: Householder SKDC deadline: 14.05.25	No comment.
S25/0670	Applicant: Miss Bethany Cross Location: 29A Church Street, Market Deeping, PE6 8AN Proposal: Proposed works in connection with a planning enforcement. The works concern the following: A wall and fence erected. A wood burner flue that is differently located to the permission(s). 2 Rooflights that are differently located to the permission(s). A sun tunnel that is not shown on the elevations is fitted. App Type: Listed Building Consent SKDC deadline: 15 May 2025	The Committee agreed that in theory the alterations to the plan appear minor, however if there are implications for a listed building and conservation area the committee would appreciate if a conservation officer could assess the alterations.
S25/0619	Applicant: Miss Bethany Cross Location: 29A Church Street, Market Deeping, PE6 8AN Proposal: Proposed works in connection with a planning enforcement. The works concern the following: A wall and fence erected. A wood burner flue that is differently located to the permission(s). 2 Rooflights that are differently located to the permission(s). A sun tunnel that is not shown on the elevations is fitted. App Type: Householder SKDC deadline: 15 May 2025	The Committee agreed that in theory the alterations to the plan appear minor, however if there are implications for a listed building and conservation area the committee would appreciate if a conservation officer could assess the alterations.
S25/0782	Applicant: Mr Michael Bickford Location: 1 Lamport Close, Market Deeping, PE6 8BU Proposal: Single storey rear extension App Type: Householder SKDC deadline: 28.05.25	No comment.

#### 145. Planning applications and their results received up to the 7 May 2025

Ref No.	Application details and address	SKDC Decision
S25/0502	Application type: Licensing Consultation Location: 3 Market Gate, High Street, Market Deeping Proposal: Application for a new premises licence	SKDC had no objections
S25/0244	Applicant: Emily Warrener Location: 10 Clover Road, Market Deeping, PE6 8JU	Grants Planning Permission

	Proposal: Erection of a single storey rear extension Date received: 11 February 2025 Decision date: 3 April 2025	
S25/0233	Applicant: 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 Date received: 10.02.25 Decision date: 23.04.25	Grants Planning Permission
S24/0617	Applicant: c/o Agent Location: Land south of A15 west of Peterborough Road, Market Deeping 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) Date received: 11.04.25 Decision date: 25.04.25	Grants Planning Permission
S25/0371	Applicant: Mr Matthew Bumphrey Location: 22 Kesteven Drive, Market Deeping, PE6 8DU Proposal: Reduction to existing garage, ground floor side extension and side extension over existing garage Date received: 03.03.25 Decision date: 06.05.25	Grants Planning Permission

**146. 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>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> <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 concern's that unauthorised works carried out, please refer to the Planning Enforcement.</p> <p>P&amp;H Committee requested that Enforcement is contacted to clarify.</p> <p>22.04.25 – SKDC's response: -</p> <p>These lights were already in place. The light units were replaced as they were in a state of disrepair. Therefore, the lights do not require planning permission. Further, EHS has assessed these lights and they were deemed to be acceptable.</p> <p>The Committee was unsure if the lights were already in place and agreed to leave this on for monitoring. Cllr Mrs Steel to investigate this matter.</p>

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

The Committee agreed that the Deeping Neighbourhood Plan Group would review the plan and provide a response for Full Council to consider.

**Highways****148. 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 7 May 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> <p>10.02.25 – LCC highways informed that the whole road along Halfleet and Church Street will be resurfaced, which is an increase to the original programme but no timescale could be given.</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>

				Nov/Dec 24 - Safe crossing points have been installed on Godsey Lane.
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	Fix My Street 461231  491478	05.06.23 – LCC have updated this work out to one of their delivery gangs. LCC will inform when the job is completed. 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.” 10.11.23 – LCC The work’s finished and the issue is now resolved. 06.12.23 – P&H informed that this hasn’t been done and requested that this is raised again with LCC. 31.01.24 – Reported to LCC via FixMyStreet 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.
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.			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. 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. 09.02.23 Two further road incidents reported by local business to LCC/Police/District Councillor. 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. 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.

				01.05.24 – LCC consulting on reducing the speed limit to 40mph on Northfield Road. 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. 29.05.24 – Consultation response sent from P&H Cttee to LCC.
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 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. 14.04.25 – LCC reported fixed.
12	Fly tip junction of Godsey Lane and Black Prince Ave	25.2.25	FixMyStreet Ref 7178541	24.03.25 – SKDC reported fixed.
13	Fly tipping Millfield Road	25.2.25	FixMyStreet Ref 7186951	Reported to SKDC 26.03.25 SKDC reported fixed.
14.	Black graffiti on Post Box outside Londis on Godsey Lane	22.2.25	FixMyStreet Ref 7172606	22.03.25 – SKDC reported fixed.
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	

#### **149. For members to receive an update on walking the footpaths (PS/AP)**

Cllr Mrs Steel and Cllr Piper informed that the walking of the footpaths had been confirmed for Monday 9 June at 6.00pm, arrive by 5.55pm outside the Town Hall. The walk will take approximately 1½ hours and will be followed by refreshments at the Bull, Market Place. Cllr Dr Byrd would advertise the event in I'd Rather Be in Deeping and notices will be placed on the Council noticeboards.

#### **Conservation Area**

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

Cllr Dr Byrd raised concerns that a property in the conservation area appears to be having a lot of work carried out. No notification has been received from planning. Cllr Dr Byrd requests that it should be checked if any permissions have been granted by SKDC.



**151. For members to consider the purchase of a replacement clock for the Town Centre**

The Committee **RESOLVED** unanimously to purchase the large Albert Pillar clock for the Town Centre subject to clarifying the size which would be more appropriate for the location. This will be discussed at the next Full Council meeting.

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

This was discussed earlier in the meeting and a response to Peterborough City Council’s draft local plan would be submitted with regards to the possible site allocation the other side of the River near Deeping Gate.

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

- Speed Camera – Towngate East
- Lincolnshire County Council’s survey regarding draft public rights of way improvement plan

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 4 June 2025.

**Chairman signature.....**

**Date.....**