

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 4 June 2025 at 7.00 pm. Cllr Dr Byrd presided over Cllr Mrs Jones, Cllr Neilson, Cllr Hughes and Cllr Mrs Steel. The Clerk was in attendance.

At 7.00pm Cllr Dr Byrd welcomed everyone to the meeting and invited the members of the public to address the Committee.

1. Chairman's Welcome

The Chairman welcomed everyone to the meeting.

2. Apologies for Absences

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

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

There were no declarations of interest.

4. Minutes from the Planning and Highways Committee meeting dated 7 May 2025

It was **RESOLVED** unanimously to accept the minutes of the Planning and Highways Committee meeting held on 7 May 2025 as a true and accurate record. The Chairman signed the minutes.

5. Clerk's Report

	Comments
Market Deeping Town Council's response to Peterborough City Council's draft local plan regarding LP54 has been submitted via email, recorded delivery and through their online form, acknowledgements have been received. A copy of the letter has been emailed to all MDTC councillors. Cllr Dr Byrd has placed a copy on the Town Hall and DNP noticeboards.	Cllr Dr Byrd would like the response to stay in the noticeboard for a few weeks.
<p>The Persimmon (Charter Avenue) has transferred the money for maintenance of the land. The Town Clerk is liaising with the solicitors with regards to the paperwork.</p> <p>The grass contractor has been informed that their quote for cutting the grass on this additional land was agreed by councillors. The contractor will include the area in their cutting schedule for Market Deeping's verge cutting which will take place around the 18 June. A separate invoice for this area will be sent to Market Deeping Town Council for payment.</p>	Noted
Allotments – serious consideration needs to be given to the model under which the allotments are managed.	The responsibility for allotments has been transferred to the AOS committee and will be discussed at the next Full Council meeting on 11 th June 2025.
<p>The Town Centre clock – having checked the measurements following the last Planning and Highways Committee and consideration at Full Council on 14 May it was agreed that the smaller clock was the appropriate size. Cllr Dr Byrd requested that the clock face on the old clock is measured to compare it to the size of the smaller new clock prior to ordering.</p> <p>Dial diameter of the new clock face measures 460mm. Dial diameter of the old clock measures 400mm (whole clock including metal frame 520mm).</p>	Cllr Dr Byrd will check the dimensions this week, the decision to purchase the smaller Albert clock was made by Council on 14 th May 2025.

6. Correspondence

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

Correspondence to be noted – Received up to 4 June 2025				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	12.05.25	Record of valid planning applications registered between 5 – 9 May 2025	Noted
2.	SKDC	19.05.25	Record of valid planning applications registered between 12-16 May 2025	Noted
3.	SKDC	27.05.25	Record of valid planning applications registered between 19 May and 23 May 2025	Noted
4.	DSJ Parish Council via Cllr Dr Byrd	28.05.25	Deeping St James's Parish Council's response to Peterborough's draft local plan review.	Noted
5.	SKDC	29.05.25	Minutes for Planning Committee, Thursday 8 May 2025, 1.00 pm	Noted
6.	SKDC	02.06.25	Record of valid planning applications registered between 26-30 May 2025	Noted
7.	SKDC	03.06.25	Public Speaking at Planning Committee on 12 June 2025 at 1.00pm Erection of 11 dwellings with associated access, parking and landscaping Location: Wellington Way, Market Deeping, PE6 8LW App Type: Full Planning Permission	Invitations have been sent to all Councillors.
8.	Resident	04.06.25	Damaged fence	Deputy Clerk contacted the grass cutting company
9.	Resident	04.06.25	Copy of their response to Peterborough City Council's draft local plan. Policy LP54 land at Deeping Gate	Noted
10.	SKDC	04.06.25	Agenda for Planning Committee, Thursday 12 June 2025, 1.00pm	Noted

There was no correspondence to be acted upon.

7. Finance

a) Omega Report: Review of performance to date, budget/expenditure/income

The 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

8. To consider the planning applications received up to 4 June 2025, as per SKDC Weekly Planning lists

Agenda Item 8 - Planning applications received up to 4 June 2025

Ref. no	Application details and address	MDTC response
S25/0798	Applicant: Mr Andrew Igoea Location: St Guthlac's Church, Church Street, Market Deeping, PE6 8AN Proposal: Section 211 Notice for selective pruning of Yew Tree (09J3), crown lifting to provide 3m clearance measured from ground level of Giant Redwood Tree (09JJ) and selective pruning to provide 1 metre of conifer tree (09JL) App Type: Trees in CA – Section 211 Notice SKDC deadline: 27 May 2025	No Comments
S25/0825	Applicant: Ms E Postlethwaite Location: Mulberry House, 2 Vergette Court, Market Deeping, PE6 8DJ Proposal: Erection of single storey building for guest accommodation and games room App Type: Householder SKDC deadline: 3 June 2025	The Committee has no concerns about location and design, providing it remains ancillary to main house. Comment sent to SKDC 5/6/25
S25/0824	Applicant: Jonathan Brewell Location: 22 High Street, Market Deeping, PE6 8EB Proposal: Retrospective planning permission for shop signage App Type: Advertisement Consent SKDC deadline: 7 June 2025	No Comments
S25/0460	Applicant: Mr Nick Annis Location: The Cedars, 82 Church Street, Market Deeping, PE6 8AL Proposal: Replacement of all windows App Type: Listed Building Consent SKDC deadline: 24.06.25	The Committee find this a positive addition in the conservation area Comment sent to SKDC 5/6/25
S25/0889	Applicant: Mr Terry Scott Location: 89 High Street, Market Deeping, PE6 8ED Proposal: Extension and alterations to coffee shop/team room to cafe to include preparation of light food menus App Type: Full Planning Permission SKDC deadline: 24.06.25	No Comments

9. Planning applications and their results received up to the 4 June 2025

Agenda Item 9 - Planning applications and their results received up to 4 June 2025

Ref No.	Application details and address	SKDC Decision
S25/0430	Applicant: Mr Cam Ciccone First Schedule: Erection of single storey rear extension	Certificate of lawful use or development (proposed)

	Second Schedule: 1 Jubilee Drive, Market Deeping Date received: 19 March 2025 Decision date: 13 May 2025	
S25/0638	Applicant: Mr Scott Reeve Location: 15 Belton Close, Market Deeping, PE6 8BN Proposal: Proposed single storey rear extension to dwelling Date received: 03.04.25 Decision date: 28.05.25	Grants Planning Permission
S25/0472	Applicant: Mr and Mrs A Cook Location: Old Police House, 2 Market Place, Market Deeping, PE6 8EA Proposal: Proposed internal and external alterations Date received: 17.03.25 Decision date: 30.05.25	Grants Planning Permission
S25/0473	Applicant: Mr and Mrs A Cook Location: Old Police House, 2 Market Place, Market Deeping, PE6 8EA Proposal: Proposed internal and external alterations Date received: 17.03.25 Decision date: 30.05.25	Consent has been granted
S25/0678	Applicant: Mrs Sarah Wills Second Schedule Location: 11 The Orchard, Market Deeping First Schedule (Use/operations/other matter) Application for Certificate of Lawful Development for rear single storey extension Date received: 09.04.25 Decision date: 02.06.25	Certificate of Lawful Use or Development (Proposed)

10. 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. 20.02.25 – Email has been sent to SKDC planning to clarify if permission has been granted regarding the lights. 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&H Committee requested that Enforcement is contacted to clarify. 22.04.25 – SKDC's response: - 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,

			<p>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> <p>4.6.25 Cllr Steel provided photographs (from Google earth) showing the wall and lights. This gave an indication of the size and dates of installation of the previously installed lights. The Clerk is to provide Cllr Dr Byrd with copies of the photos and SKDC's response and she will investigate further with SKDC'S planning team.</p>
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Highways

11. 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 June 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, 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.		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.

	Concern expressed by residents that it is unsafe for pedestrians.			<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	06.06.23	LCC	<p>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.</p> <p>04.06.25 – The P&H committee has no intention of pursuing yellow lines for the foreseeable future to</p>

	not be installed outside existing properties.			allow neighbouring residents to park there if space allows
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 Tesco's.	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.	Old Baston Fen Road accessed from Outgang Road	3.3.25	Fix My Street Ref 7211855	

12.	Flytipping – Greatford cut	4.3.25	Fix My Street Ref 7222692	
13.	Debris/litter – Spalding Road	4.3.25	Fix My Street	07.05.24 – SKDC Closed request

12. For members to consider a revised quote and a specific location for a speed device for Towngate East

A quote had been requested by the Deputy Clerk. The Company had responded saying that they were no longer supplying quotes. Other suppliers will be sought.

Cllr Dr Byrd and Cllr Mrs Jones offered to research possible locations for the speed devices.

13. For members to consider Lincolnshire’s County Council survey regarding their draft public rights of way improvement plan

The improvement plan was discussed and the plan was completed on line at the meeting.

Conservation Area

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

There were none

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

There were none.

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

- Review of speed camera data
- Review of SKDC Local Plan (Reg.18)

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 8.20pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 2 July 2025.

Chairman signature.....

Date.....