

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

At 7.00pm Cllr Dr Byrd welcomed everyone to the meeting and invited the residents to address the committee.

The resident raised a housing concern which Cllr Dr Byrd advised him to contact the Chair of Housing at SKDC who would be able to assist with his enquiry.

Cllr Dr Byrd also informed the residents that two speed indicator devices will be relocated on Godsey Lane to help reduce the speed of vehicles. The speed indicator devices will be moved from existing positions when the new speed devices had been received. Investigations into who owns the land located on the right-hand side as you exit from the petrol is still ongoing.

Cllr Dr Byrd thanked the members of the public for their attendance.

48. Chairman's Welcome

The Chairman welcomed everyone to the meeting at 7.15pm.

49. Apologies for Absences

Apologies of absence was received from Cllr Wey prior to the meeting.

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

There were no declarations of interest.

51. Minutes from the Planning and Highways Committee meeting dated 3 September 2025

It was **RESOLVED** unanimously to accept the minutes of the Planning and Highways Committee meeting held on 3 September 2025 as a true and accurate record. The Chairman signed the minutes.

52. Clerk's Report

	Comments
The Town Centre clock order has been paused until planning permission has been received. A planning application was submitted to SKDC on 20 August 2025.	The Deputy Clerk informed that the planning application had been received by SKDC and a decision is imminent.
Press release dated 24.09.25 from the Ministry for Housing, Communities and Local Government – Communities to seize control over high streets and restore pride. More details are expected from the government in due course.	Members received a copy of the government's press release prior to the meeting.
Contact has been made with New River Retail with regards to the ownership of the overgrown land off Godsey Lane, no response has been received as yet. The Deputy Clerk also checked on the Land Registry website and no owner was shown. A follow up email has been sent to New River Retail.	Members noted.
3 solar active speed devices have been ordered. Delivery is expected from 10 October although LCC have suggested not to take delivery until the posts have been installed due to the guarantee. LCC highways have informed that as these are classed as non-urgent the posts will be installed in 2/3 months at a cost of £600 for the installation of all 3 posts. LCC have also kindly offered to assist with the installation of the devices.	Members noted the update.

53. Correspondence

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

Correspondence to be noted – Received up to 1 October 2025				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	08.09.25	Record of valid planning applications registered between 1 September 2025 – 5 September 2025	The Committee noted.
2.	SKDC	10.09.25	Minutes for Planning Committee, Thursday 28 August 2025, 1.00pm	The Committee noted.
3.	Vice Chair, Deepings Neighbourhood Plan Group (DNP)	12.09.25	Copy of DNP's response to SKDC's draft local plan	Emailed to P&HC on 17.09.25
4.	SKDC	15.09.25	Record of valid planning applications registered between 8 – 12 September 2025	The Committee noted.
5.	SKDC	17.09.25	Agenda for Planning Committee, Thursday 25 September 2025, 1.00pm	The Committee noted.
6.	SKDC	18.09.25	SKDC's Planning Committee change of date for meeting on 18.12.25 at 1.00pm which will now take place on Thursday 11 December at 1.00 pm	The Committee noted.
7.	SKDC	22.09.25	Record of valid planning applications registered between 15 – 19 September 2025	The Committee noted.
8.	LCC	23.09.25	Temporary traffic restriction (Date Amendment) Reason for restriction: Carriageway works Nature and location of restriction: Road closure order – Towngate East (Between Linchfield Road and a point 20m West) Period of restriction: 03.11.25 – 28.11.25	The Committee noted.
9.	SKDC	24.09.25	Supplement: Additional information report to the agenda for Planning Committee, Thursday 25 September 2025, 1.00pm	The Committee noted.
10.	SKDC	29.09.25	Record of valid planning applications registered between 22 – 26 September 2025	The Committee noted.

Correspondence to be acted upon – Received up to 1 October 2025				
No.	Received from	Date Received	Subject	Committee Response
1	Resident	04.09.25	The resident raised further concerns and queries regarding the increase in barbers in the Deepings. The resident also requested a copy of the minutes from the Planning and Highways Committee meeting held on 3 September.	09.09.25 Deputy Clerk acknowledged the email and informed that his comments would be considered by members at the next P&HC on 1 October. Deputy Clerk sent a copy of the draft minutes to the resident on 09.09.25. The committee noted the resident's comments and requested that a copy of the government's press release published on 24 September 2025 titled Communities to seize control over high streets and restore pride is sent to the resident.

54. 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.

b) For members to consider the precept for 2026/27

Councillors received proposed precept figures to be agreed at a future meeting. Cllr Dr Byrd requested that £2000 is allocated to the Deeping Neighbourhood Plan Group for 2026/27.

Planning

55. To consider the planning applications received up to 1 October 2025, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S25/1665	Applicant: Mrs Medlock Location: 5 The Paddock, Market Deeping, PE6 8LZ Proposal: Fell Sycamore tree (T1) (TPO-208) App Type: Works to TPO Tree(s) SKDC deadline: 29.09.25	Members had no objections to the tree being removed but requested that a suitable tree is replanted.
S25/1715	Applicant: Mrs B Gotelier Location: 36 Church Street, Market Deeping, PE6 8DA Proposal: Section 211 notice to reduce Cherry tree App Type: Trees in CA – Section 211 Notice SKDC deadline: 02.10.25	Members had no comments.

56. Planning applications and their results received up to the 1 October 2025

Ref No.	Application details and address	SKDC Decision
S25/1306	Applicant: Mr Martin Reilly First Schedule: Construction of 3.5m x4m single storey side and rear extension Second Schedule: 11 Vulcan Drive, Market Deeping Date received: 09.07.25 Decision date: 09.09.25	Certificate of Lawful use or development (Proposed)
S25/1016	Applicant: Mr Mee Location: Phase 2, Land at Spitfire Business Park, Northfield Road, Market Deeping, PE6 8GY Proposal: Erection of 3 no new small industrial units (E(g), and B8 use), including storate, warehouse and associated works Date received: 02.06.25 Decision date: 22.09.25	Grants Planning Permission
S25/1352	Applicant: Mr K Beehoo & Ms S Hales Location: 25 Rockingham Close, Market Deeping, PE6 8BY Proposal: Removal of existing conservatory and construction of new rear extension Date received: 17.07.25 Decision date: 24.09.25	Grants Planning Permission
S25/1423	Applicant: Mr Jack Brown Location: 11 Cedar Close, Market Deeping Proposal: Demolition of rear conservatory with replacement of new brick built and pitched roof addition, additional side extension to ground floor w.c. Date received: 29.07.25 Decision date: 25.09.25	Withdrawn by Agent

S25/1384	Applicant: Wildstone Estates Limited Location: BP Market Deeping Service Station, Peterborough Road Proposal: Erection of a freestanding illuminated advertising display Date received: 21.07.25 Decision date: 29.09.25	Consent has been granted
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Cllr Mrs Jones requested that information is obtained regarding planning application S25/1681 as to why garages have been removed from properties 415, 503, 504, 505. The committee requested that the Deputy Clerk contacts SKDC planning to establish why these have been removed.

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

Members reported that a new build at the top end of Halfleet remains unfinished with just footings in place. The area is now looking untidy and the committee requested that this is added to the agenda item monitoring of the approved planning applications.

Highways

58. 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 1 October 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	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. 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.
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	*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. 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 03.09.25 – Cllr Mrs Jones confirmed that this is ongoing.
5	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.
6	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.
7	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.
8	Cllr reported a broken bench located in St	04.10.24	FixMyStreet Ref 4198498	SKDC referred the matter to LCC.

	Guthlac's Avenue. The bench is not owned by MDTC			
9	3 dead trees along Millfield Road	03.07.25	FixMyStreet Ref 2848553	04.07.25 LCC reported that this issue is more complicated than they first thought. They will need to do further investigations and will let MDTC know the situation as soon as they can. 08.07.25 LCC completed their investigation and works are now planned. 10.07.25 Cllr Steel informed that there are more trees along Millfield Road that are dead and need to be assessed. 10.07.25 Deputy Clerk updated Fixmystreet that there are dead trees along the whole of Millfield Road that needs to be assessed. 10.07.25 LCC informed the highways team have issued this work out to one of their delivery gangs and will let the council know when the job is complete.
10	Earlier in the year a tree fell across Stamford Road due to strong winds. The tree was removed from the road and laid on the verge, there are still a lot of chopped branches on the verge which needs clearing.	03.07.25	FixMyStreet Ref 2848556	03.07.25 LCC logged the report. 21.07.25 LCC are sorry but they are not taking immediate action with this report because their current resources are extremely limited and have to focus their enforcement on matters of a significant danger or nuisance to road users. LCC will, however, continue to monitor the site during their routine inspections and will review the situation.
11	Resident reported that The Orchard pavement is a trip hazard due to uneven surface.	11.08.25	Fixmystreet Ref 2852524	13.08.25 – Reported by Cllr Dr Byrd on Fixmystreet 13.08.25 – LCC investigating.
12	Police had received a call from a resident regarding the St Georges's flag being painted on mini roundabouts in the Deepings. Police requested that this is brought to LCC's attention.	26.08.25	Fixmystreet Ref 4206937	26.08.25 – Deputy Clerk emailed LCC to make them aware. 27.08.25 – LCC logged it on Fixmystreet 4206937 05.09.25 – LCC's response is as follows: - We recognise that communities often wish to express national pride, celebration or remembrance through the displays of flags, decorations or markings. We appreciate the sentiment behind these gestures and our standard practice is not to proactively remove such items from highway assets, including street lighting columns unless they pose a safety concern. For example, repainting of roundabouts will be addressed as part of scheduled maintenance. This approach reflects the need to balance community expression with the practical limitations of our resources and the importance of proportionality in our operations. We do not actively encourage the attachment of items to our infrastructure, but where they do not present a risk, we take a pragmatic and proportionate stance. Our priority remains ensuring the safety and integrity of the highway network, while being mindful of the communities we serve. Therefore, we will only actively seek to remove a flag where there is a safety concern, eg where the flag may obstruct a sign, camera or similar attachment already fixed to the column or a flag becomes damaged.

13	Resident concerned that there is a profusion of invasive Himalayan Balsam growing on the riverside from Market Deeping to Deeping St James	02.09.25	Fixmystreet Ref 2856039	19.09.25 – LCC investigating. 24.09.25 – LCC informed that they are not responsible for this issue. However, the Environment Agency is therefore please contact them.
14	SKDC bin become unstable at the park near Jubilee	18.09.25	Report ID 8182287	18.09.25 – SKDC looking into it. 25.09.25 – SKDC informed that the bin has been moved to a more stable place.

Conservation Area

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

a) For members to consider SKDC's policy regarding shop fronts in the conservation area.

A copy of SKDC's policy was circulated to the committee prior to the meeting for their information and for future reference.

Councillor Hughes was concerned that the town centre was looking untidy due to a lot of weeds. Cllr Neilson agreed to take some photographs and forward to the Deputy Clerk for a discussion at the next meeting in November.

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

Feedback was provided by Cllr Dr Byrd in the public session.

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

- Towngate East footpath - PS
- Weeds in the Town Centre

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 8.15pm.

Chairman signature.....

Date.....