

## 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 3 December 2025 at 7.00 pm. Cllr Dr Byrd presided over Cllr Mrs Jones, Cllr Hughes and Cllr Mrs Steel. The Town Clerk was in attendance.

Two members of the public were in attendance and raised their concerns about the number of barbers in the Deepings and the boarding up of the old factory shop. Cllr Dr Byrd explained that Market Deeping Town Council has no jurisdiction over who the landlords choose to let their properties to. The residents informed that they had written to the Rt Hon Sir John Hayes MP who had contacted the appropriate authorities. With regards to the boarding up of the old factory shop and due to the state of a prominent building located in a conservation area, the local MP had also contacted the Chief Executive of SKDC for her comments.

### **79. Chairman’s Welcome**

The Chairman welcomed everyone to the meeting at 7.37pm.

### **80. Apologies for Absences**

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

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

There were no declarations of interest.

### **82. Minutes from the Planning and Highways Committee meeting dated 5 November 2025**

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

### **83. Clerk’s Report**

|   | Comments  |
|---|---|
| The Town Centre clock – planning permission has been granted and the clock company have been given the go ahead to proceed. The clock company have informed the council that they will be carrying out a site visit in January. | Noted. Rotary are to be asked if they want the clock. Actioned by Clerk 9.12.25   |
| Councillors to decide if they wish to keep the broken clock or see if the clock company will take it away in January with the base.   | Clerk to contact the clock company.   |
| Councillors to consider cancelling the January meeting.   | It was agreed to cancel the meeting on 7 <sup>th</sup> January. In the event that a planning application is received that requires a discussion within a limited timeframe an emergency meeting will be called prior to Full Council on 14 <sup>th</sup> January. |

### **84. Correspondence**

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

| <b>Correspondence to be noted – Received up to 3 December 2025</b> |               |               |  |                    |
|--|---------------|---------------|--|--------------------|
| No.  | Received from | Date Received | Subject  | Committee Response |
| 1.   | SKDC          | 13.10.25      | Record of valid planning applications registered between 3 - 7 November 2025   | Noted              |
| 2.   | SKDC          | 17.11.25      | Record of valid planning applications  | Noted              |
| 3.   | SKDC          | 19.11.25      | Agenda for Planning Committee, Thursday 27 November 2025, 1.00pm               | Noted              |
| 4.   | SKDC          | 24.11.25      | Record of valid planning applications registered between 17 – 21 November 2025 | Noted              |

There was no correspondence to be acted upon.

## 85. 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.

The Deputy Clerk was asked to obtain a quote for grass cutting on Charter Avenue.

## Planning

### 86. To consider the planning applications received up to 3 December 2025, as per SKDC Weekly Planning lists

| Ref. no  | Application details and address   | MDTC response   |
|----------|---|---|
| S25/2047 | Applicant: Mr Sam Copland<br>Location: 22 Towngate West, Market Deeping, PE6 8DG<br>Proposal: Construction of two storey extension to rear elevation with single storey to side elevation. Rebuild chimney stack.<br>App Type: Householder<br>SKDC deadline: 27.11.25 (Extension requested to 4.12.25)  | Market Deeping Town Council's Planning and Highways committee would like the materials used to be in keeping with the original property.  |
| S25/2129 | Applicant: Mrs E Stanejko<br>Location: 77 Godsey Crescent, Market Deeping, PE6 8HU<br>Proposal: Existing outbuilding change of use to sui generis (dog grooming)<br>App Type: Full Planning Permission<br>SKDC deadline: 10.12.25   | Market Deeping Town Council's planning committee discussed the application at their meeting on 3rd December. They consider that they don't have sufficient information about the business to make a comment and would like to know the following:<br>How access to water will be obtained?<br>How foul water will be discharged?<br>How clients will gain access to the outbuilding?<br>What are the hours of business? |
| S25/1895 | Applicant: Mr Humphrey Jamieson<br>Location: 81 High Street, Market Deeping, PE6 8ED<br>Proposal: Section 73 application for a variation of conditions 2 (amended plans) and 4 (materials) of S20/1432 (Erection of two-storey, detached dwelling) relating to changing details of the building and external material<br>App Type: Full Planning Application<br>SKDC deadline: 10.12.25 | The committee had no comment.   |
| S25/2223 | Applicant: Mr Andrew Igoea<br>Location: Land adjacent to numbers 11-21 (odd numbers), Rosemary Avenue, Market Deeping, PE6 8JY<br>Proposal: Lateral crown reduction to Oak tree (TPO-356)<br>App Type: Works to TPO Tree(s)<br>SKDC deadline: 04.12.25  | The committee had no comment.   |

### 87. Planning applications and their results received up to the 3 December 2025

| Ref No.  | Application details and address   | SKDC Decision                 |
|----------|---|-------------------------------|
| S25/1775 | Applicant: Stuart Robinson<br>Location: 9 Stamford Road, Market Deeping, PE6 8AB<br>Proposal: Section 211 Notice to pollard Laburnum to 15ft<br>Date received: 24.09.25<br>Decision date: Work allowed 10.11.25 | Work allowed 10 November 2025 |

|          |  |  |
|----------|--|--|
| S25/0904 | Applicant: Mr Humphrey Jamieson<br>Location: 81 High Street, Market Deeping<br>Proposal: Submission of details reserved by Condition 4 (materials) of planning permission S20/1432 (Erection of two-storey, detached dwelling)<br>Date received: 01.09.25<br>Decision date: 06.11.25   | Withdrawn by Applicant                       |
| S25/0354 | Applicant: Isabelle Impey<br>Location: Phase B & C, Towngate East, Market Deeping<br>Proposal: Affordable Housing Scheme (AHS) and the Management Scheme for Phases B and C pursuant to S106 agreement in relation to S16/0112 – 240 dwellings, including vehicular access, pedestrian and cycle links, public open space, car parking, landscaping, drainage and associated works.<br>Date received: 27.01.25<br>Decision date: Details approved 21.03.25 | Details approved 21 <sup>st</sup> March 2025 |
| S25/0140 | Applicant: Market Deeping Town Council<br>Location: Godsey Lane, Market Deeping<br>Proposal: To reduce/remove the dead stem section in an oak tree, then raise/pull its lower lateral limbs in<br>Date received: 23.01.25<br>Decision date: Work allowed 25.03.25  | Work allowed 25 <sup>th</sup> March 2025     |
| S25/0239 | Applicant: Mr & Mrs R Ramhit<br>Location: 8 Millfield Road, Market Deeping, PE6 8AD<br>Proposal: Demolition of existing dwelling and construction of new dwelling, car port and associated landscapes.<br>Date received: 10.02.25<br>Decision date: 15.04.25   | Grants Planning Permission                   |
| S25/0260 | Applicant: Mr David Hicks<br>Location: Rose Lodge Care Home, 35A Church Street, Market Deeping, PE6 8AN<br>Proposal: Installation of solar PV panels to roof of care home<br>Date received: 13.02.25<br>Decision date: 17.04.25  | Grants Planning Permission                   |
| S25/0798 | Applicant: Mr Andrew Igoea<br>Location: St Guthlac's Church, Church Street, Market Deeping, PE6 8AN<br>Proposal: Section 211 Notice for selective pruning of yew tree (09J3), crown lifting to provide 3m clearance measured from the ground level of giant redwood tree (09JJ) and selective pruning to provide 1 metre of conifer tree (09JL)<br>Date received: 30.04.25<br>Decision date: Work allowed 10.06.25   | Work allowed 10.06.25                        |
| S25/0615 | Applicant: Mrs Susan Bell<br>Location: Market Deeping County Primary School, Willoughby Avenue, Market Deeping, PE6 8JE<br>Proposal: Proposed erection of an outbuilding<br>Date received: 31.03.25<br>Decision date: 13.06.25   | Grants Planning Permission                   |
| S25/0978 | Applicant: Mr Mick Lovett<br>Location: 17 High Street, Market Deeping, PE6 8ED<br>Proposal: Retrospective permission for replacement roof, raising of eaves and rebuild of existing chimney.<br>Date received: 28.05.25<br>Decision date: 12.09.25   | Consent has been granted                     |
| S25/1659 | Applicant: Mr Terry Scott<br>Location: 89 High Street, Market Deeping  | Details approved 11.11.25                    |

|          |  |   |
|----------|--|---|
|          | Proposal: Submission of details reserved by conditions 3 (window details) and 4 (material samples) of the planning permission S25/0889 following permission for extension and alterations to coffee shop/tearoom<br>Date received: 01.10.25<br>Decision date: 11.11.25 |   |
| S25/1558 | Applicant: Mrs Gail Darnes<br>Location: Pavement, Market Place, High Street, Market Deeping, PE6 8EA<br>Proposal: Replace a damaged town clock<br>Date received 01.10.25<br>Decision date: 05.11.25  | Grants Planning Permission                      |
| S25/2237 | Applicant: Openreach<br>Part 16 Telecoms Notification received on 18.11.25<br>Location: Land at John Eve Way, Market Deeping<br>Proposal: To install one 8m light wooden pole  | 24.11.25 SKDC has no objection to the proposal. |

**88. For members to review the monitoring of approved planning applications**

| No. | Approved Planning Application  | Reported by/<br>Date    | Response/Action  |
|-----|--|-------------------------|--|
| 1.  | Reference No: S23/2350<br>Detail: Church Street<br>Issue: Illuminated signage, external and internal barber's pole and advertising board | P&H Cttee –<br>01.05.24 | <p>P&amp;H Committee to monitor.</p> <p>The illuminated signage and barber's pole had 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: -<br/>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>07.05.25 – Cllr Mrs Steel to investigate how long the lights have been in place.</p> <p>Clerk 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> <p>02.07.25 – Cllr Dr Byrd reviewing photographs and if necessary, discuss with SKDC's planning team.</p> <p>03.09.25 – Cllr Dr Byrd will visit the location in the evening to see how bright the lights are and if there is an impact to neighbouring properties.</p> |

## Highways

### 89. 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 3 December 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&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> <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      |                | <p>*As above – ongoing</p> <p>03.09.25 – Cllr Mrs Jones confirmed that this is ongoing.</p>  |

|   |  |          |                         |   |
|---|--|----------|-------------------------|---|
| 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.<br>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.<br>09.02.23 Two further road incidents reported by local business to LCC/Police/District Councillor.<br>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.<br>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.<br>01.05.24 – LCC consulting on reducing the speed limit to 40mph on Northfield Road.<br>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.<br>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 Guthlac’s Avenue. The bench is not owned by MDTC  | 04.10.24 | FixMyStreet Ref 4198498 | SKDC referred the matter to LCC.  |
| 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.<br>08.07.25 LCC completed their investigation and works are now planned.<br>10.07.25 Cllr Steel informed that there are more trees along Millfield Road that are dead and need to be assessed.<br>10.07.25 Deputy Clerk updated Fixmystreet that there are dead trees along the whole of Millfield Road that needs to be assessed.   |

|     |  |                      |                                      |   |
|-----|--|----------------------|--------------------------------------|---|
|     |  |                      |                                      | <p>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.</p> <p>05.11.25 – Cllr Mrs Steel advised that LCC had carried out some trimming of trees and bushes on Millfield Road but had not cut/removed the dead/diseased trees that were initially reported. It was agreed to report again.</p> <p>26.11.25 Reported to LCC that the trees that were initially reported have not been removed although some trimming had taken place on other trees.</p> <p>3.12.25 – As this is a protected Green Lane MDTC would like new trees to be planted where the old trees have been removed to preserve the context of the lane. Deputy Clerk to request</p> |
| 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<br>Ref 2848556           | <p>03.07.25 LCC logged the report.</p> <p>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.</p>  |
| 11  | Resident reported that The Orchard pavement is a trip hazard due to uneven surface.  | 11.08.25             | Fixmystreet<br>Ref 2852524           | <p>13.08.25 – Reported by Cllr Dr Byrd on Fixmystreet</p> <p>13.08.25 – LCC investigating.</p>  |
| 12  | 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<br>Ref 2856039           | <p>19.09.25 – LCC investigating.</p> <p>24.09.25 – LCC informed that they are not responsible for this issue. However, the Environment Agency is therefore please contact them.</p>   |
| 13  | Resident concerned that trees located on Landy Margaret's Avenue appear to be dying or diseased.   | 04.10.25             | Fixmystreet<br>No reference provided | <p>06.10.25 – LCC investigating.</p> <p>07.10.25 – LCC acknowledge the resident's concerns and have carried out an initial inspection. Whilst LCC won't be taking immediate action, they are seeking specialist arboriculturalist advice and will arrange for any advised works once their assessment has been completed. If the fault deteriorates significantly, please report this again to LCC.</p>   |
| 14  | Pothole on the High Street   | 13.11.25<br>17.11.25 | Fixmystreet<br>2861332               | <p>14.11.25 LCC investigating</p> <p>Report to LCC that the pothole has deteriorated over the weekend.</p> <p>18.11.25 LCC referred to Virgin Media who is responsible for this issue.</p> <p>w/c 24.11.25 Pothole fixed.</p> <p>3.12.25 – appears to be dropping again</p>   |
| 15. | Dropped drain on the High Street   | 27.11.25             | Fixmystreet<br>2863218               | <p>27.11.25 LCC investigating.</p> <p>27.11.25 LCC Highways issues work out to delivery gang.</p>   |
| 16. | LCC light no. 7  | 3.12.25              | Fixmystreet<br>2864175               | 04.12.25 Reported to LCC  |

**Conservation Area**

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

Cllr Dr Byrd was concerned that the former factory shop located on the roundabout in the centre of Market Deeping was looking untidy due to the boards that had been placed in the windows. Cllr Dr Byrd would make enquires with the estate agent and refer to SKDC’s shop front policy. If there is a possibility that it remains boarded up for a considerable time, then arrangements should be considered to make it more attractive particularly due to its prominent location.

Cllr Mrs Jones reported that she has been chasing up getting the wall at risk of collapsing repaired and working to get the Cardyke board from Allison Homes. An Emergency Plan desktop exercise was held and the plan has been signed off by Lincolnshire Resilience Forum. The battle box of equipment and flood tube is in situ and a practice exercise will be held next year.

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

Public concern continues about the perceived deterioration of the High Street. Market Deeping Town Council has no say in what businesses occupy commercial premises as it is controlled by the landlords. The Council values members of the public for raising their concerns with the Planning and Highways committee. Any suspicious activity should be reported to 101.

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

There were none at this time. The next meeting is to be held on 4 February 2026.

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 8.55 pm.

**Chairman signature.....**

**Date.....**