

**Draft Minutes of the meeting of Market Deeping Town Council  
Held on Wednesday 11 February 2026 at 7.30pm  
At the Town Hall, Market Deeping**

Present: Cllr Broughton (Chairman) Cllr Mrs Jones  
Cllr Dr Byrd Cllr Mrs Steel  
Cllr Neilson Cllr Wey  
Cllr Hanson Cllr Guerge  
Cllr Mrs Sked

The Clerk and the Deputy clerk was in attendance.

The Mayor welcomed everyone to the meeting and opened the public session at 7.30pm. Two potential new Councillors were in attendance.

SKDC Councillor Dr Byrd had nothing to report.

It was **RESOLVED** unanimously to open the meeting at 7.32pm.

**151. Chairman's Welcome and Introductions**

The Chairman welcomed members to the meeting.

**152. To note apologies and accept valid reason for Absence**

Apologies of absence were received and accepted from Cllr Hughes and Cllr Ms Reed prior to the meeting.

**153. Declarations of Interest under the Localism Act 2011**

There were no declarations of interest.

**154. Acceptance of the minutes of a meeting held on 14 January 2026**

Cllr Broughton asked members if they were to accept the minutes of the meeting of 14 January 2026 and it was **RESOLVED** unanimously to accept the notes of the meetings as a true and accurate record. The Chairman signed the minutes.

**155. For Councillors to consider appointing new Councillors**

The new Councillors briefly outlined their reasons for wanting to become Councillors.

It was **RESOLVED** to appoint Colin Gamble and Julie Banks to become Councillors they both signed the declaration of acceptance of office, as did the Clerk.

**156. Reports: Including reports from Committees: Planning and Highways, Deepings Neighbourhood Plan, Amenities and Open Spaces, Finance and Personnel, Mayor's diary and the Clerk's report.**

**Planning & Highways**

Cllr Dr Byrd informed that the new clock is being installed on 26<sup>th</sup> February 2026.

Cllr Wey arrived at 7.40pm.

**Deepings Neighbourhood Plan (DNP)**

Cllr Dr Byrd informed that the DNP had met with SKDC and were having discussions about evidence-based housing needs in the Deepings, these are homes for single people and bungalows.

**Amenities and Open Spaces**

Cllr Broughton reported that a meeting had taken place to decide the position of a new swing at John Eve Park.

**Draft Minutes of the meeting of Market Deeping Town Council  
Held on Wednesday 11 February 2026 at 7.30pm  
At the Town Hall, Market Deeping**

**Finance and Personnel**

The increase in Precept had been agreed at 3.8%.

**Mayor attended the following:**

Friday 23 January, The Deepings Rotary Club Burns Night at Tallington Lakeside Bar  
Saturday 24 January, Raunds Town Council, Charity Burns Night, Saxons Hall, Raunds  
Tuesday 27 January, The Deepings Lions Club, Annual Charity Dinner, Maharanis Market Deeping  
Tuesday 10 February, Deepings Community Library celebrating 10 years, Maharanis Market Deeping

**Deputy Mayor attended the following:**

Tuesday 27 January, The Deepings Lions Club, Annual Charity Dinner, Maharanis Market Deeping  
Tuesday 10 February, Deepings Community Library celebrating 10 years, Maharanis Market Deeping

**Clerk's Report – 11<sup>th</sup> February 2026**

<p>The transfer from Persimmon is being vigorously chased by Cllr Jones. The transfer form has been signed and was returned to our solicitors on 2.2.26. <b>Cllr Broughton thanked Cllr Jones for all her efforts in pursuing this.</b></p>
<p>The clock manufacturers have carried out an initial site visit and intend to return on 26<sup>th</sup> February 2026 to install the new one.</p>
<p>The co-option for 2 new Councillors has been advertised on our website and noticeboards. Two applications have been received.</p>

**157. Correspondence to be noted and resolved upon**

Correspondence to be Noted – Received up to 11 February 2026				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	20.01.26	Survey re Council Tax increase 26/27	Noted
2.	SKDC	21.01.26	SKDC Local plan – Local Development Scheme 2026-2029	Noted
3.	SKDC	21.01.26	SKDC reminder re. webcasting for meetings	Noted
4.	RSN	21.01.26	RSN weekly newsletter 21.1.26	Noted
5.	Persimmon	23.1.26	Councillor invite, public consultation	Noted
6.	Peterborough Local Plan	23.1.26	Alternative Site Option	Noted
7.	LALC	23.01.26	LALC eNews	Noted
8.	SKDC	28.01.26	Press release regarding delivery of food waste caddies	Noted
9.	LCC	29.01.26	Town and Parish Council Update (newsletter)	Noted
10.	RSN	29.01.26	RSN weekly newsletter 28.01.26	Noted

**Draft Minutes of the meeting of Market Deeping Town Council  
Held on Wednesday 11 February 2026 at 7.30pm  
At the Town Hall, Market Deeping**

Correspondence to be Acted Upon – Received up to 11 February 2026				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	26.01.26	SK Community Awards search for special people	A discussion took place re possible candidates. Cllrs to make their own nominations if they wish.
2.	SKDC	28.1.26	Offer of a Dais for use by Council, school etc.	Cllr Byrd advised this had already been taken.
3.	SKDC	28.1.26	Covid Community reflection ceremony 8.3.26 – Health Centre 2pm	To be attended by Cllr Broughton and Cllr Mrs Jones.
3.	St Guthlac's Church	5.2.26	Invitation to Service of Thanksgiving and celebration 8.3.26 at 5pm	To be attended by Cllr Broughton and Cllr Mrs Jones
4.	SKDC	11.2.26	Planning Application Consultation S26/0216	It was <b>RESOLVED</b> to hold an extra-ordinary meeting on 17.2.26 to formulate MDTC's response.
5.	SKDC	11.2.26	Planning Application Consultation S26/0217	It was <b>RESOLVED</b> to hold an extra-ordinary meeting on 17.2.26 to formulate MDTC's response.

**158. Council Finances**

**a) For members to receive and accept income and expenditure by cost centre**

Members had received a copy of the Council Finances and Omega report prior to the meeting. Cllr Broughton asked if there were any questions. There were none.

**b) For members to review and accept accounts to be paid for February 2026**

It was **RESOLVED** that the council pay its bills for February 2026. See appendix A.

**c) For members to review and accept Council Finances to 31.01.26**

Members had no comments and accepted the report. The total income at 31.1.26 was £869,508.

**d) For members to review and accept the internal auditor's report for December 2025**

Members accepted the report.

**159. For members to consider the provision of new lights around roundabout - FG**

A lengthy discussion took place. Some Councillors felt strongly that the traditional blue lights provided an iconic symbol that a traveler had arrived in Deeping. Others felt that the warm white would look more sophisticated and would blend in with the other lights in the town especially at Christmas.

**Draft Minutes of the meeting of Market Deeping Town Council  
Held on Wednesday 11 February 2026 at 7.30pm  
At the Town Hall, Market Deeping**

It was **RESOLVED** unanimously that Cllr Guerge would do some research in to LED lights that could be changed depending on the time of year and/or occasion.

**160. For members to discuss the Deeping Youth Group (PH)**

Cllr Hanson originally expressed concern that the Charity Commission was not reflecting new members but it is now correct.

Cllr Mrs Jones has attended her 1<sup>st</sup> Trustee meeting with the Youth Group last week.

Cllr Broughton pointed out that he still had £700 from Cllr Collins's funeral to present to the youth Group.

Cllr Mrs Jones will remind them about this.

**161. For members to consider quotes for new Town Hall curtains**

It was **RESOLVED** to accept a quote for the new curtains in the Town Hall chambers and to have a working party of Cllr Guerge, Cllr Ms Banks and Cllr Mrs JONES to decide the colour etc.

**162. For members to consider Christmas Market 2026 and approve the donation to the Mayor's charity for 2025/26**

It was **RESOLVED** to donate £1316 which is the proceeds of the Tombola, the barrel train and the Mayor's raffle at the Christmas Fayre to the Church heating fund which is the Mayor's charity for 2025/26.

**163. For members to consider and adopt the following policies:**

It was **RESOLVED** to accept the following policies.

- Financial Regulations
- IT Policy
- Investment Strategy Policy
- Complaints Policy
- Disciplinary and Grievance Policy
- Website Accessibility Statement
- Health and Safety Policy

**164. For members to consider employer pension contributions 2026-2029**

The employer Pension contributions to West Yorkshire Pension Fund for 1.4.26 to 31.3.29 are 19.2% but were previously 26.6%. It was **RESOLVED** to instruct the Clerk to sign and return the acceptance form.

**165. For members to consider contribution to Deeping Sports and Social Club**

A discussion took place. It was **RESOLVED** that the Clerk should approach Deeping Sports and Social Club and ask for a copy of the agreement regarding shared use with Deeping United football club.

**166. For members to consider a response to the Persimmon homes development north of Towngate West (DJ)**

A number of Councillors attended the exhibition and Cllr Mrs Jones gave members a copy of her draft response with suggestions for Persimmon.

Cllr Mrs Steel expressed the concerns of Lime Tree Avenue residents regarding parking which Cllr Mrs Jones agreed to include in her response to Persimmon.

It was **RESOLVED** to accept the prepared draft response.

Cllr Broughton thanked Cllr Mrs Jones for all her work in formulating the response from MDTC.

The following response was sent to Persimmon on 12 February 2026:

**Draft Minutes of the meeting of Market Deeping Town Council  
Held on Wednesday 11 February 2026 at 7.30pm  
At the Town Hall, Market Deeping**

**MDTC Consultation Response**

**Peterborough Road Market Deeping Charles Church (Persimmon) Homes**

Following the Consultation event held on Wednesday the 4<sup>th</sup> of February 2026 Market Deeping Town Council would like to submit the following observations and comments.

The council are generally encouraged with the proposed development in principal and understand that the process of Consultation planned will be likely to result in amends to what has been presented on the 4<sup>th</sup> of February. We look forward to being part of the ongoing process and reviewing any amended plans as they become available.

The following comments and feedback are intended to support the delivery of a high-quality development for Market Deeping.

**Gateway**

The site is directly adjacent to one of the six designated Important Gateways to the Deepings as per Neighbourhood Plan Policy DNP10. This in mind we would be keen to see clear planting schemes at this point that support the existing hedgerow. We would also welcome an appropriate structure/signage at the gateway along Peterborough Road adjacent to the proposed footpath entrance marking the arrival into Market Deeping.

**Housing and Roads/Access**

We welcome the provision of affordable and intermediate housing on the site and are keen to understand the detail of the proposed mix in terms of number of bedrooms as soon as it is available. The Deepings has identified a requirement for one- and two-bedroom homes.

We note on the plan made available a number of the streets/roads within the development are marked as either private or adoptable shared surfaces. It is not clear from the proposal what this means in terms of responsibility for upkeep as it is noted that all but one of the public footpaths/cycleways proposed are accessed or rely on access across these streets/roads. If the plan is to make these particular areas subject to management fees paid for by residents to support upkeep, we would ask that this be considered carefully. Often this causes issues with perceived rights of access for members of the public using the footpaths and cycleways. There is also a likely negative knock-on effect with refuse collection as residents will be required to leave bins at the entrance to these areas causing obstructions and often difficult for older or disabled residents. It is also a significant cost to be borne at a time when the cost of living is already an issue for many households.

Significant concerns have been raised by residents of Corner Farm in relation to the property proposed at the entrance to the site – plot 80. We would ask that the treatment of the boundary of this proposed property and the existing homes be revisited with a view to alleviating the very real concerns raised. It was suggested in the initial plans presented by Bidwells that consideration in terms of the design of this property would be given as it is extremely close to the Corner Farm properties. These properties were specifically designed to meet the planning guidance that required them to be in keeping with the historic agricultural nature of the original site, conservation area and to protect the ‘open green view’. This does

**Draft Minutes of the meeting of Market Deeping Town Council  
Held on Wednesday 11 February 2026 at 7.30pm  
At the Town Hall, Market Deeping**

not appear to be the case with the current plan for plot 80. We also understand that there was a covenant in place with regard to the boundary fencing for these properties that will border plot 80 that has not been given full consideration in the latest plan presented for consultation.

**Green Walk**

We welcome the consideration within the proposal for the connection of the Green Walk route and would support the request of the Deepings Neighbourhood Plan that every effort and consideration be made to ensure that East to West connections be secured and that the route connects with the existing public right of way.

**Children's Play Area**

Proposals for the children's play area should ensure that there is no pumping station or utility apparatus located nearby or indeed visible. We would also ask that every effort be made to ensure the play area is ROSPA signed off in a timelier manner than has been the case with previous developments. We would not want to see the site occupied and the play area still unattainable to the residents. In addition to the proposed play equipment, we would welcome the inclusion of some items that would be appropriate for a slightly older age range and that recognise inclusion for the disabled.

**General**

We are heartened to see that there is a proposal to retain a good area of green space providing opportunities for play, walking, cycling and wildlife to co-exist within the development.

- Power cables should all be sited underground for the development to support this feeling of open green space.
- We note drainage has been considered and await further detail in terms of how this will be integrated whilst maintaining public safety.
- We would also ask that all utility equipment is suitably sensitively screened to support the open space.
- The current plans do not indicate the parking provision for the site which we assume will be detailed in the next phase of consultation but we would ask that consideration be given to providing adequate parking and to have no triple tandem parking on site which we know where used causes significant issues.
- Concerns have been raised by the residents of Lime Tree Avenue as a new footpath access has been indicated from the proposed development into Lime Tree Avenue – the concern is that people will use Lime Tree Avenue to park cars and access the development on foot creating issues for the residents of Lime Tree Avenue.

**167. For member to consider a 3-year contract with clauses for grass cutting**

We have a joint grass cutting contract with Deeping St James Parish Council (DSJ PC) which currently is reviewed annually. DSJ PC have suggested that we agree to a 3-year contract and one of their Councillors who has experience of drafting contracts will update the clauses in the NEW contract.

It was **RESOLVED** to agree to a 3-year contract.

**168. For members to consider arrangements for forthcoming events: Commonwealth Day 10am on 9 March 2026, Chairman's Civic Dinner on 27 March 2026 and the Annual Town Meeting on 21 April 2026**

**Draft Minutes of the meeting of Market Deeping Town Council  
Held on Wednesday 11 February 2026 at 7.30pm  
At the Town Hall, Market Deeping**

Commonwealth Day – all invites have been sent out. Everyone is encouraged to attend.  
Civic dinner - A request was made to invite Councillors from Stamford and Bourne. Cllrs Mrs Steel and Cllr Mrs Sked said they would both like to attend.  
Annual Town meeting – 21 April 2026 at The Green School.

**169. For members to consider and discuss any points raised in the public session**

There were none.

**170. Personnel Matters: Consideration to go into Closed Session to discuss: Staff Issues**

There were no matters to discuss.

**171. To consider items for inclusion on the agenda for next meeting** of the Town Council, to be held at The Town Hall, Market Deeping on 11 March 2026.

Digital Council (in a few months' time)

The Chairman thanked members for their attendance and closed the meeting at 9.05pm.

Chairman's signature.....

Date.....

Attachments: Appendix A