

**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 March 2026 at 7.00pm. Cllr Dr Byrd presided over Cllr Mrs Jones, Cllr Hughes, Cllr Neilson, Cllr Mrs Steel and Cllr Wey. The Deputy Clerk was in attendance.

**112. Chairman’s Welcome**

The Chairman welcomed everyone to the meeting at 7.00pm.

**113. Apologies for Absences**

There were no apologies for absence.

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

There were no declarations of interest.

**115. Minutes from the Planning and Highways Committee meeting held Wednesday 4 February 2026 and Minutes of the Extraordinary Planning and Highways Committee meeting held on Tuesday 17 February 2026**

It was **RESOLVED** unanimously to accept the minutes of the Planning and Highways Committee meeting held on 4 February 2026 and the Extraordinary Planning and Highways Committee held on 17 February 2026 as a true and accurate record. The Chair signed the minutes.

**116. Clerk’s Report**

|  | Comments   |
|--|--|
| <p>Grass cutting contract jointly held with Deeping St James Parish Council (DSJPC).<br/>DSJPC approached Market Deeping Town Council to enquire if the council would consider a three-year contract with a contractor as opposed to renewing yearly. This was considered at Market Deeping Town Council’s meeting on 11 February and it was <b>RESOLVED</b> unanimously to agree to a 3-year contract. Councillors who have experience of drafting contracts will update the clauses in the new contract.</p>   | <p>The Committee enquired when the grass cutting would commence. The Deputy Clerk to check contract and email the committee.</p>   |
| <p>A meeting took place on 5 February with Lincolnshire Highways officer, Cllr Mrs Jones, Cllr Dr Byrd, Deputy Clerk and the Park-keeper to discuss the lack of parking in Godsey Crescent. The Highways officer reported that there is little that can be done other than those who do not have a dropped kerb could apply for one which would remove cars from parking on the road. To install a dropped kerb permission is required from the relevant authority and there will be a cost to the resident.</p> <p>The Highways Officer also spent time observing traffic and parking at the roundabout on Godsey Lane outside the post office. The officer had submitted a request for double yellow lines in this area a couple of years ago and would follow this up.</p> <p>LCC Officer informed that street name signs are the responsibility of SKDC. Cllr Dr Byrd agreed to raise with SKDC the residents request to move Kingsgate sign further down the road at the access to Kingsgate. The current location of the sign is proving difficult for services including emergency services to find properties.</p> | <p>Cllr Dr Byrd informed that she would write to SKDC requesting that a pot of money is identified to assist with dropped kerb fees for this area.</p> <p>Cllr Dr Byrd informed that she had reported this request on Fixmystreet.</p> |
| <p>A number of Councillors attended the private viewing held by Charles Church (Persimmon) on 4 February with regards to the proposed development north of Towngate West. Following the meeting a letter was sent to Charles Church (Persimmon) outlining Market Deeping Town Council’s observations and comments.</p>   | <p>The Committee thanked Cllr Mrs Jones for responding to Charles Church (Persimmon) on behalf of the Town Council.</p>  |
| <p>The clock company have informed that due to a delay with the painters the clock will now be installed on 12 March 2026.</p>   | <p>The Committee agreed that if the installation of the clock had to be delayed due to the ongoing investigatory water work issues in the car park in the town centre they were happy to postpone installation if necessary.</p>       |

## 117. Correspondence

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

| Correspondence to be noted – Received up to 4 March 2026 |               |               |   |   |
|--|---------------|---------------|---|---|
| No.  | Received from | Date Received | Subject   | Committee Response  |
| 1.   | SKDC          | 06.02.26      | Appeal Decision from Planning Inspectorate regarding S25/0952 and S25/0953. Appeal A is dismissed and Appeal B is dismissed. The development proposed is install conservatory to the rear of the property.  | Noted.  |
| 2.   | SKDC          | 09.02.26      | Record of valid planning applications registered between 2 – 6 February 2026  | Noted.  |
| 3.   | SKDC          | 11.02.26      | SKDC Agenda for Planning Committee, Thursday 19 February 2026, 10.00am  | Noted.  |
| 4.   | SKDC          | 23.02.26      | Record of valid planning applications registered between 16 – 20 February 2026  | Noted.  |
| 5.   | SKDC          | 02.03.26      | Record of valid planning applications registered between 23 – 27 February 2026  | Noted.  |
| 6.   | LCC           | 03.03.26      | Notification of temporary traffic regulation order – Market Deeping TTR015482<br>Reason for restriction: Carriageway resurfacing<br>Nature and location of restriction:<br>Road closure Order –<br>B1524 Peterborough Road<br>B1524 Halfleet<br>B1524 Church Street<br>No waiting & no loading at any time Order –<br>B1524 Peterborough Road<br>B1524 Halfleet<br>B1524 Church Street<br>Period of restriction:<br>14.04.26 – 20.05.26<br>21:00 to 06:00 | Noted.<br>The notification of temporary traffic regulation has been added to the town council's website and shared on Facebook. |

| Correspondence to be acted upon – Received up to 4 March 2026 |               |               |  |  |
|---|---------------|---------------|--|--|
| No.   | Received from | Date Received | Subject  | Committee Response   |
| 1.  | Resident      | 28.02.26      | Safety concern regarding height of shrubbery at entrance/exit to Tesco. Visibility is poor for pedestrians and vehicles. | 03.03.26 Deputy Clerk contacted Tesco informing them of the safety concern with a request to reduce the height of the shrubbery. |

## 118. 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.

Cllr Dr Byrd informed that the Wayfinding project that the Deeping Neighbourhood Plan Group had been working on had now moved forward as the LCC licence had been approved. The quote that the group had received last year for the installation had increased and therefore there is a shortfall of £3,394 some of which is due to extra maps, leaflets and general increases made by the contractor. Cllr Dr Byrd had approached the contractor to see if they would honour the

quote from last year but at this time had not received a response. It was **RESOLVED** unanimously to seek approval from Full Council to ask for extra money to cover the additional cost.

## Planning

### 119. To consider the planning applications received up to 4 March 2026, as per SKDC Weekly Planning lists

| Ref. no  | Application details and address   | MDTC response  |
|----------|---|--|
| S26/0191 | Applicant: Neil Johnson<br>Location: 28 Towngate East, Market Deeping, PE6 8DG<br>Proposal: Erection of four bay garage, outdoor seating and kitchen area<br>App Type: Householder<br>SKDC deadline: 05.03.26   | It was <b>RESOLVED</b> unanimously to request SKDC Planning Committee calls-in this application due to the impact on a listed building and the effect that the kitchen area will have on neighbours.   |
| S26/0216 | Proposal: Outline planning application (with all matters reserved except access) for a residential development comprising the erection of up to 150 dwellings (Use Class C3) and associated infrastructure including, but not limited to, sustainable urban drainage systems, public open space, internal roads/routes and upgrades to the public highway (PCC Ref: EIA Scoping Option 26/00001/SCOP)<br>Location: Land east of Lincoln Road, Market Deeping<br>SKDC deadline: 18.02.26   | An Extraordinary Planning and Highways Committee meeting took place on 17 February 2026 to consider the response to SKDC. Response sent 18 February 2026 and acknowledgement received from SKDC and PCC.<br>The response is contained within the minutes of the Extraordinary Planning & Highways minutes of 17 February 2026. |
| S26/0217 | Proposal: Outline planning application (with all matters reserved except access) for a mixed-use, phased development comprising up to 1,100 dwellings (Use Class C3); retirement living apartments (Use Class C3); 1FE primary school (Use Class F1); local centre (Use Class E and/or F2); formal open space including pavilion (Use Class F2) and associated operations and infrastructure including, but not limited to, sustainable urban drainage system, landscaping, habitat creation and internal roads/routes (PCC Ref: EIA Scoping Opinion 26/00002/SCOP)<br>Location: Land west of Lincoln Road, Market Deeping<br>SKDC deadline: 18.02.26 | An Extraordinary Planning and Highways Committee meeting took place on 17 February 2026 to consider the response to SKDC. Response sent 18 February 2026 and acknowledgement received from SKDC and PCC.<br>The response is contained within the minutes of the Extraordinary Planning & Highways minutes of 17 February 2026. |
| S26/0096 | Applicant: Mr Hekar Berwari<br>Location: 106 Church Street, Market Deeping, PE6 8AL<br>Proposal: Change of use of warehouse/storage space into 2 separate units consisting of a takeaway and a barbershop<br>App Type: Full Planning Permission<br>SKDC deadline: 05.03.26  | The Committee would like to see any renovations or changes at the front of the property is in keeping with the conservation area and approved by SKDC's conservation officer.  |
| S25/2333 | Applicant: Mrs Yanna Blakey<br>Location: 14 Deene Close, Market Deeping, PE6 8SX<br>Proposal: Change of use from residential dwelling (C3) to a mix use of residential (C3) and a hair salon (Sui Generis)<br>App Type: Full Planning Permission<br>SKDC deadline: 16.03.26   | Cllr Neilson left the meeting at 8.00pm.<br>The committee had no comment.  |
| S26/0299 | Applicant: Mrs Steph Redhead<br>Location: 10 Woodcroft Close, Market Deeping, PE6 8BT<br>Proposal: Remove 2 Hawthorn trees<br>App Type: Works to TPO Tree(s)<br>SKDC deadline: 12.03.26   | The Committee requests that a location plan is provided as there is insufficient information. The Committee also requests that SKDC's tree officer visits the location to assess the tree and assist the resident with their application.  |
| S26/0350 | Applicant: Miss Williamina Delton<br>Location: Stable Cottage, High Street, Market Deeping, PE6 8ED<br>Proposal: Section 211 Notice for the removal of two conifer trees next to the garage. Client is getting concerned about how close the tree is to the garage.<br>SKDC deadline: 17.03.26  | The Committee believes there is insufficient information. The Committee requests that SKDC's tree officer visits the location to assess the tree and assists the resident with their application.  |

**120. Planning applications and their results received up to the 4 March 2026**

| Ref No.  | Application details and address  | SKDC Decision                                       |
|----------|--|---|
| S26/0047 | Applicant: Mr S Alder<br>SECOND SCHEDULE: 7 Wade Park Avenue, Market Deeping<br>FIRST SCHEDULE: Construction of a single-storey rear extension spanning the full width of the existing property<br>Date received: 13.01.26<br>Decision date: 23.02.26  | Certificate of Lawful Use or Development (Proposed) |
| S25/2266 | Applicant: Mr Karl Eve<br>Location: 49 Towngate East, Market Deeping<br>Proposal: Submission of details reserved by conditions 3 (biodiversity mitigation and enhancement) and 4 (soft landscaping) of planning permission S25/1198 – Demolition of existing building and change of use from agricultural and commercial yard to open storage<br>Date received: 25.11.26<br>Decision date: 26.02.26  | Details approved                                    |
| S26/0007 | Applicant: Mrs Hannah Lambert<br>Location: Land south of A15 west of Peterborough Road<br>Proposal: Submission of details reserved by condition 7 (archaeological investigation) of planning permission (S24/0617 – outline planning application for up to 80 dwellings, including vehicular access, pedestrian and cycle links, public open space, landscaping, drainage and associated works<br>Date registered: 06.01.26<br>Decision date: 02.03.26 | Details approved                                    |

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

The Committee noted that a property located on Church Street had removed mature trees and shrubbery in the rear garden which is located within the conservation area. The Committee are unaware of any planning applications concerning this work and requested that SKDC tree officer is informed to assess the site.

**Highways**

**122. 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 March 2026 |  |               |                |   |
|---|--|---------------|----------------|---|
| 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<br>23/07/20 – In Progress<br>25/11/20 – Action scheduled<br>04/01/21 – Chased up by District Cllr<br>18/02/21 – In Progress<br>10.12.21 – LCC reported fixed<br>05.01.22 Cllr Shelton advised that he would check that the road had been repaired.<br>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.<br>As requested, the Deputy Clerk has written to the county Councillor for Market Deeping and awaiting a response.<br>Discussed with Senior Highways Officer from LCC on 2 May – awaiting feedback |

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|   |  |          |     | <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.   |          |     | <p>06.09.23 P&amp;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&amp;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</p>  |

|    |  |                      |                         |   |
|----|--|----------------------|-------------------------|---|
|    |  |                      |                         | <p>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&amp;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&amp;H Cttee to LCC.</p> |
| 7  | Cllr reported a broken bench located in St Guthlac's Avenue. The bench is not owned by MDTC  | 04.10.24             | FixMyStreet Ref 4198498 | <p>SKDC referred the matter to LCC.</p> <p>22.01.26 Followed up with SKDC as Lincs saying bench does not belong to them.</p>  |
| 8  | 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 | <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>  |
| 9  | Resident reported that The Orchard pavement is a trip hazard due to uneven surface.  | 11.08.25             | Fixmystreet Ref 2852524 | <p>13.08.25 – Reported by Cllr Dr Byrd on Fixmystreet</p> <p>13.08.25 – LCC investigating.</p>  |
| 10 | Pothole on the High Street   | 13.11.25<br>17.11.25 | Fixmystreet 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>09.12.25 – Reported to LCC that pothole has been partially repaired by Virgin Media. A photo sent showing the size and depth of pothole as of 09.12.25.</p>  |
| 11 | Paving area outside Moore Thompson, 27 Market Place, PE6 8EA. Cracked slabs some of which are wobbly and a trip hazard   | 17.12.25             | Fixmystreet 2866001     | <p>17.12.25 Reported to LCC</p> <p>17.12.25 LCC have investigated and works are now planned. Once the work is due to take place they will let the council know.</p> <p>24.12.25 LCC reported action is scheduled.</p>   |
| 12 | Broke and uneven slabs on John Eve Way near Tesco roundabout   | 05.02.26             | Fixmystreet 2875318     | <p>05.02.26 Reported to LCC</p> <p>18.02.26 Highways issued work out to delivery gangs.</p>   |
| 13 | Resident reported street light on walkway between Douglas Road and Wade Park Avenue near the gate of Market Deeping Bowls Club has been removed, remnants taped up with  | 03.03.26             | Fixmystreet 2882696     | <p>04.03.26 Reported to LCC/SKDC</p>  |

|    |   |          |                     |                                      |
|----|---|----------|---------------------|--------------------------------------|
|    | red and white tape. Resident would like to know when a replacement light will be installed as there is now insufficient light.                              |          |                     |                                      |
| 14 | Resident reported standing water covering less than half the road on the High Street.   | 04.03.26 | Fixmystreet 4212432 | 04.03.26 Reported by resident to LCC |
| 15 | Resident reported to the town hall that a new water meter had been installed in the public pavement and is now a trip hazard. Location outside 5 Dixon Road | 04.03.26 | Fixmystreet 2882712 | 04.03.26 Reported to LCC.            |

**123. For members to consider SKDC’s Walking Festival in April (PB)**

Cllr Dr Byrd would like Market Deeping Town Council to participate in SKDC’s walking festival which takes place between 11-26 April. It was **RESOLVED** unanimously that two walks would take place Town and Country Historic Walk and Market Deepings Green Walk. Cllr Dr Byrd will complete and submit MDTC’s application.

**Conservation Area**

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

These were discussed in the meeting.

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

There were no matters arising from the public session.

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

- Matters arising from minutes (PB)
- Implications for Allotment Transfer (PB)
- Town Centre Clock Ceremony (PB)

The next meeting is to be held on 1 April 2026.

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

**Chairman signature.....**

**Date.....**