

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 July 2026 at 7.00pm. Cllr Dr Byrd presided over Cllr Miss Banks, Cllr Hughes, Cllr Mrs Jones, Cllr Neilson, Cllr Mrs Steel and Cllr Gamble. The Deputy Clerk was also in attendance.

The public session commenced at 7.05pm and three members of the public were in attendance. The Chair invited the public to address the committee.

Residents outlined their concerns about the borehole in the centre of Market Deeping and provided a list of concerns with regards to their property which they read out in the public session. A copy of which was handed to the Committee.

A third resident was concerned about the drainage problem on the High Street which following rainfall suffers with standing water. The resident did not believe that the drains had ever been cleaned. Cllr Mrs Jones informed that they had been flushed and a camera had also been used to identify any issues, which none were found. The pipe that runs into the river is now submerged in water which causes the drainage longer to clear.

The Chair thanked the residents for their attendance and informed residents that they were welcome to stay for the rest of the meeting. The residents left the meeting.

The public session closed at 7.30pm.

17. Chairman's Welcome

The Chairman welcomed everyone to the meeting. The meeting opened at 7.30pm.

18. Apologies for Absences

There were no apologies received prior to the meeting.

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

There were no declarations of interest.

20. Minutes from the Planning and Highways Committee meeting held on Wednesday 3 June 2026

It was **RESOLVED** unanimously to accept the minutes of the Planning and Highways Committee meeting held on 3 June 2026 as a true and accurate record. The Chair signed the minutes.

21. Clerk's Report

	Comments
SKDC's food bin in the centre of Market Deeping has been removed following a request from the Planning and Highways Committee.	The Committee noted.
The new town centre clock is due to be installed on Thursday 23 July 2026.	The Committee noted.
The meeting with the Highways officer is scheduled to take place on Tuesday 7 July to discuss a number of highways issues. Cllrs Dr Byrd, Mrs Jones, Mrs Steel and the Deputy Clerk will be in attendance.	The Committee noted.

22. Correspondence

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

Correspondence to be noted – Received up to 1 July 2026				
No.	Received from	Date Received	Subject	Committee Response
1.	LCC	04.06.26	Notification of temporary traffic regulation order – Market Deeping TTR015965 Organisation responsible for restriction: Anglian Water (SPA) Reason for restriction: Anglian Water Pipeline Project Nature and location of restriction:	Noted.

			Public right of way closure order – Market Deeping PROW 1/2 (Between A15 and Langtoft PROW 5/1 Period of restriction: 13.07.26 – 24.07.26	
2.	SKDC	08.06.26	Record of valid planning applications registered between 1-5 June 2026	Noted.
3.	SKDC	15.06.26	Record of valid planning applications registered between 8-12 June 2026	Noted.
4.	SKDC	22.06.26	Record of valid planning applications registered between 15-19 June 2026	Noted.
5.	Cllr A Baxter, LCC	25.06.26	Further request to LCC to reconsider the introduction of a suitable TRO of single or double yellow lines to ease parking at the roundabout near the post office on Godsey Lane.	The Committee noted.
6.	Allison Homes	25.06.26	Thank you to Councillors who attended the recent consultation event on 24 June regarding the proposed scheme at Peterborough Road, Market Deeping. Councillors who were unable to attend invited to contact Allison Homes with any questions they may have.	Sent to all Councillors on 30.06.26
7.	Lincolnshire Road Safety Partnership	29.06.26	Results of a speed survey carried out along Godsey Lane for a period of 7 days. Based on the survey results and collision analysis, the criteria for fixed/mobile speed camera enforcement have not been met.	The Committee noted but was unaware that the survey was taking place.
8.	SKDC	30.06.26	Record of valid planning applications registered between 22 – 26 June 2026	Noted.
9.	SKDC	30.06.26	Minutes for Planning Committee, Thursday 11 June 2026, 1.00pm	Noted.
10.	SKDC	01.07.26	Change of time for SKDC's Planning Committee on 9 July 2026 from 1.00pm to 10.00am	Noted.

Correspondence to be acted upon – Received up to 1 July 2026				
No.	Received from	Date Received	Subject	Committee Response
1.	Allison Homes	05.06.26	Land east of Peterborough Road – pre-application process engaging with the public and Town Council. Invite Stakeholder preview session for Cllrs and DNP on Wednesday 24 June, from 1.00pm – 3.00pm followed by public consultation for local residents from 3.00pm – 7.00pm, venue The Lionel Beck Room at the Deepings Community Centre.	Sent to All Cllrs on 09.06.26
2.	Resident	11.06.26	Overgrown verges in Beech Close and one of the main branches of a tree has fallen. Resident requested that the email is sent on to SKDC for action.	Deputy Clerk acknowledged the resident, checked that the verges were not part of the LCC grass verge cutting, which they are not. Referred to SKDC.
3.	Resident	16.06.26	Request for double yellow lines from Godsey Lane into John Eve. Cars are parking up to the entrance to John Eve	To discuss with the Highways Officer on 7 July.

			when visiting the park and causing visibility issues for pedestrians and vehicles.	
4.	LCC	17.06.26	Nuisance Parking on Church Street. LCC advised that they cannot assist any further under civil parking enforcement. LCC can only enforce vehicles that are parked on the pavement or verge, where there are restrictions adjacent on the carriageway (such as yellow lines). If a vehicle is causing an obstruction, particularly to emergency vehicle and even pedestrians then it is a matter for the Police as there is no contravention for causing an obstruction under civil parking legislation. If we believe this road or area would benefit from restrictions contact your local councillor who will need to submit the request on your behalf.	This will be discussed at agenda item no. 12. It was agreed that this will be raised with the Highways Officer on 7 July.

23. 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

24. To consider the planning applications received up to 1 July 2026, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S26/0821	Applicant: Mr Humphrey Jamieson Location: 81 High Street, Market Deeping, PE6 8ED Proposal: S73 application to vary condition 3 (Flood Risk Assessment) of planning permission S25/1895 (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 materials) App Type: Full Planning Permission SKDC deadline: 24 June 2026	The Committee had no comment.
S26/0526	Applicant: Mr Aleksandrs Zinkevics Location: 39 Lancaster Way, Market Deeping, PE6 8LA Proposal: Erection of garage App Type: Householder SKDC deadline: 14 June 2026	An extension was requested to allow the Planning and Highways Committee to submit comments but this was not granted on this occasion. The Committee had no comment at this time.
S26/0977	Applicant: Mrs Anne Dew Location: Land South of A15 West of Peterborough Road, Market Deeping, PE6 8GQ Proposal: Submission of details reserved by Condition 6 (Construction Management Plan and Method Statement) of planning permission S24/0617 App Type: Discharge of Conditions (Planning) SKDC deadline: 3 July 2026	The Planning and Highways Committee are pleased and welcome the sustainable urban drainage methods that are proposed on site.
S26/1017	Application Type: Licensing Consultation Registered: 29 th May 2026 Proposal: Licensing consultation for the provision of late-night refreshments Location: Riverside Pub and Grill, 2-4 High Street Market Deeping	The Planning and Highways Committee noted that SKDC had no objections to the licence being granted.

25. Planning applications and their results received up to 1 July 2026

Ref No.	Application details and address	SKDC Decision
S26/0636	Applicant: Mr Stuart Robinson Location: The Old Maltings, 9 Stamford Road, Market Deeping, PE6 8AB Proposal: The works involve two gate replacements, from rotting soft-wood to idigbo hard wood: 1. The existing soft-wood front gate (2 x 2,240W x 1,800H), on the North-facing side 2. The existing pedestrian gate (1,360W x 1,780H), on the South, river-facing side Date received: 13.04.26 Decision date: 09.06.26	Consent has been granted.
S26/0614	Applicant: Mr James Wherry Location: Mill House, 27 Stamford Road, Market Deeping, PE6 8AB Proposal: Demolish the single storey rear extension and the erection of a new single storey flat roof extension. Demolish the existing wall piers, widen the access and erect new all piers Date received: 08.04.26 Decision date: 19.06.26	Consent has been granted.
S26/0613	Applicant: Mr James Wherry Location: Mill House, 27 Stamford Road, Market Deeping, PE6 8AB Proposal: Demolish the single storey rear extension and the erection of a new single storey flat roof extension. Demolish the existing wall piers, widen the access and erect new all piers. Date received: 24.04.26 Decision date: 19.06.24	Grants Planning Permission
S26/0390	Applicant: Mr Douglas Cheung Location: Land off Wellington Way, Lincolnshire Proposal: Submission of details reserved by condition 14 (works to improve the public highway) of planning permission S24/2110 – Erection of 11 dwellings with associated access, parking and landscaping Date received: 05.03.26 Decision date: 26.06.26	Details are acceptable.
S26/0594	Applicant: Mr Ben Train Location: Tesco Stores, Godsey Lane, Market Deeping, PE6 8UD Proposal: Two DT Standard Compressor Packs and two DT Standard Condenser/Gas Cooler Packs installed on concrete plinths and surrounded by Armco barrier. Installation of 3m high closed boarded timber fence enclosure with 750mm undercut and access gates. Date received: 07.04.26 Decision date: 24.06.26	Grants Planning Permission

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

No.	Approved Planning Application	Reported by/ Date	Response/Action
1.	No planning application received regarding property on Church Street removing trees	P&HC	16.03.26 As requested by P&HC on 4 March this was reported to SKDC to investigate 26.03.26 SKDC planning enforcement investigating the matter, reference number is ENF26/0065.

	and shrubbery in the conservation area.		15.04.26 SKDC enforcement have visited the site but have not been able to contact the owners to discuss. SKDC will contact the council once the matter is resolved.
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Highways

27. 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 July 2026				
No.	Highway Issue	Date reported	Reported to	Response
1	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. 05.02.26 – LCC Highways following up the installation of double yellow lines at the post office roundabout. 25.06.26 – LCC Cllr Baxter requested LCC highways reconsider the introduction of a suitable TRO of single or double yellow lines.
2	Pavement Gap – Northfield Rd	02.05.23	LCC	*As above – ongoing
3	Quiet Lane Status – Millfield Rd	02.05.23		*As above – ongoing 03.09.25 – Cllr Mrs Jones confirmed that this is ongoing
4	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.
5	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.
6	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. 22.01.26 Followed up with SKDC as Lincs saying bench does not belong to them.
7	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.
8	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.
9	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	17.12.25 Reported to LCC 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. 24.12.25 LCC reported action is scheduled.
10	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 red and white tape. Resident would like to know when a replacement light will	03.03.26	Fixmystreet 2882696	04.03.26 Reported to LCC/SKDC. 04.03.26 LCC have investigated and works are now planned.

	be installed as there is now insufficient light.			
11	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
12	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. 12.03.26 LCC reported they have assessed the footpath condition and whilst it has deteriorated it does not yet require further action. If the fault deteriorates significantly then please report this again to LCC and they will investigate further.
13	3 dead trees along Millfield Road	03.07.25	Fixmystreet 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. 26.11.25 Reported to LCC that the trees that were initially reported have not be removed although some trimming had taken place on other trees. 03.12.25 – As this is a protected Green Lane MDTC would like new trees to be planted where the dead trees have been removed to preserve the context of the Lane. Deputy Clerk to request. 15.12.25 – Deputy Clerk contacted LCC requesting new trees as above. 20.01.26 – LCC reported fixed. 01.04.26 – Agreed at P&H Cttee to reinstate this matter on the Highways report. 09.06.26 – Cllr Steel provided photos of the dead trees and their locations on Millfield, these were reported to Fixmystreet 12.06.26 – LCC responded “in this instance we don’t intend on taking immediate action. Because our current resources are extremely limited, we have to focus our enforcement on matters of a significant danger or nuisance to road users. We can, however, continue to monitor the site during our routine inspections and will review the situation.
14.	Weeds all along High Street and Market Place Market Deeping	30.4.26	Fixmystreet Ref: 2890004	Reported via Fix my Street ref. 2890004 13.05.26 LCC informed the following that LCC undertakes two weed treatments per annum, the first of which took place during the week commencing the 20 th April, please allow 21-28

				days for the treatment to take effect. LCC does not remove weeds, so please refer any request for road sweeping to your local Borough Council. LCC will be taking no further action. 03.06.26 – Cllr Hughes provided photos of the weeds along the High Street, these have been reported to SKDC on Fixmystreet. 10.06.26 – LCC investigating. 18.06.26 - LCC responded informing the next weed treatment cycle will take place in this area during week commencing the 3rd August. LCC will ask the contractors to ensure that this area is completed when they are in the area. Once this has been completed it will again take 21-28 days for any live weeds to die back. LCC do not carry out road sweeping or removal of weeds and therefore contact the local District Council. 23.06.26 - As Fixmystreet appears to forward to LCC, an email has now been sent to SKDC with regards to the weeds. 24.06.26 – SKDC commenced clearing weeds on the High Street. 01.07.26 – Cllr Hughes reported that the weeds further along the High Street still remain. The Committee agreed that this should be reported to SKDC.
15.	John Eve Way – Roundabout entering Tesco's, shrubbery overgrown and vehicles entering and existing Tesco's are unable to see pedestrians clearly.	12.05.26	Fixmystreet Ref: 2891238	13.05.26 LCC investigating. 03.06.26 LCC are sorry but in this instance, we don't intend on taking immediate action. Because our current resources are extremely limited and we have to focus our enforcement on matters of significant danger or nuisance to road users. LCC will, however, continue to monitor the site during our routine inspections and will review the situation. 03.06.26 – The Committee agreed that a further email to Tesco's requesting that the shrubbery is trimmed right back. 01.07.26 – Cllr Neilson informed that Tesco had trimmed the shrubbery back.
16.	Outside 21 High Street – Drain or water meter cover broke and a trip hazard	27.05.26	Fixmystreet Ref: 2892761	27.05.06 LCC investigating. 29.05.26 LCC passed to Highways Officers for the team to assess the matter. 05.06.26 – LCC reported that this is a Cadent Gas responsibility and therefore LCC have reported it to them to investigate. Cadent Gas reference number is 4004114874. 06.06.26 Informed fixed. 01.07.26 Planning and Highways Committee were concerned that the larger cover was a temporary fix and a possible trip hazard. This is to be raised with Cadent Gas.

28. For members to consider parking issues on Church Street (NN)

Cllr Neilson had carried out some research following the response from LCC with regards to partly parking on the pavement. In summary LCC's have advised that 101 should be called if there is an obstruction on the pavement, no action can be taken under civil parking enforcement. Cllr Neilson's research found under the Highway Code the following: "You must not park on a crossing or in the area covered by the zig-zag lines. You must not overtake the moving vehicle nearest the crossing or the vehicle nearest the crossing which has stopped to give way to pedestrians." Based on the information above the Committee agreed to raise the matter with the Highways Officer next week. Cllr Gamble had raised the issue about the large bins that are being left on the pavement in the area. This had been raised previously with LCC and as yet no response had been received on this matter. A reminder to the residents to remove their bins from the pavement area was suggested along with a discussion with the Highways Officer.

Conservation Area

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

Monument at Towngate crossroads – Cllr Mrs Steel had made enquiries with Deepings Heritage and Historic England to obtain any historical information about the monument. Deepings Heritage informed that there are few facts available but possibly dates to 1300/1400. Historic England will respond but this may take a while.

It was agreed to explore the options to enhance the monument and to enquire of any grants that may be available to assist with the cost. This will be discussed with the Highways Officer.

It was proposed, seconded and **RESOLVED** unanimously to move into Closed Session to members of the press and public in accordance with the Public Bodies (Admission to Meetings) Act 1960, for members to discuss items that contained information of a confidential nature:

To discuss a matter of confidential nature.

It was then **RESOLVED** unanimously to come out of Closed Session.

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

The Committee considered the resident's concerns and will pass these directly to Highways at Lincolnshire County Council.

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

Outcome from Highways Meeting – Monument Towngate crossroads
Clock Ceremony – (Suggestion Sunday 2 August on Raft Race Day) - PB

It was agreed that the next meeting will be on Wednesday 2 September unless an urgent matter arises then a meeting will be called on Wednesday 5 August.

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 9.00pm.

Chairman signature.....

Date.....