

Market Deeping Town Council – Planning and Highways Committee

Minutes of a virtual meeting of Market Deeping Town Council’s Planning and Highways Committee held on Wednesday 6th May 2020 at 7pm. Cllr Brookes presided over Cllr Hembrow, Cllr Lester, Cllr Shelton, Cllr Yarham, Cllr Miss Moran and Cllr Davis. The Clerk and Deputy Clerk were also present.

172 Chairman’s Welcome

The meeting opened at 7pm and Cllr Brookes welcomed everybody to the first virtual meeting of the Committee.

173 Apologies for Absences

There had been no apologies for absence received prior to the meeting.

174 To Receive Declarations of Interest under the Localism Act 2011

There were no Declarations of Interest made.

175 Minutes from the Meeting dated Wednesday 4th March 2020.

Cllr Brookes asked the committee if they were to accept the minutes of the meeting dated Wednesday 4th March 2020. It was proposed by Cllr Shelton, seconded by Cllr Davies and **RESOLVED** unanimously that the minutes should be signed as a true and accurate record of the meeting. The Deputy Clerk was instructed to sign the minutes on behalf of the Chair accordingly.

176 Clerk’s Report

Members had received a report prior to the meeting.

Minute No	Update
98 (ii)	Update on LCC’s review of the zebra crossing on Godsey Lane. Reviews are carried out generally between March & October. This crossing is scheduled for review during March/April. To be rescheduled.
165 c)	An email has been sent to the S106 Monitoring Officer enquiring: <ul style="list-style-type: none"> • how the Affordable Housing contribution monies are to be spent. • the progress made in relation to the Open Spaces monies earmarked for Greensland Park & Cherry Tree Park. Responses are awaited.
165 d)	An email has been sent to the Countryside Access Team at LCC informing them of the lack of signage of the closure of, and diversion route for, the footpath leading across the fields from Sorrel Close Deeping St James 01/04/2020 - A response has been received. The developer has been contacted and notices should be put up within the coming week. (Inform the Countryside Access Team if this is not the case). Cllr Lester informed the committee that to date no notices had been erected.
168	An email enquiry has been made to SKDC to determine which Council body is responsible for the painting of the black street furniture in the Town Centre area, with a view to requesting permission for the Town Council to paint the decorative elements. A response is awaited.
153	The Conservation Officer at SKDC has confirmed that there has been no progress on the matter of the purple paint used on the external paintwork of The Square and has given assurances that this matter will be look at in the near future.
169	The issue of littering along the bottom of the hedgerows along the dual carriageway section of the A1175 has again been reported to SKDC. A response is awaited.

7.15pm Cllr Redshaw joined the meeting and apologised for her late arrival.

177 Correspondence to be Noted

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

Correspondence to be Noted - Received between 5 th March & 6 th May 2020				
No.	Received from	Date Received	Subject	Committee Response
1	Network Regulation Compliance, LCC	5/03/2020	Notification of Road Closure for carriageway reconstruction. 5/4/2020 – 31/5/2020 for 4 nights as & when required. Whitley Way (Blenheim Way to Halifax Drive)	Noted.
2	Planning Support, SKDC	10/03/2020	List of Valid Planning Applications received between 2 nd – 6 th March 2020.	Noted.
3	Planning Support, SKDC	16/03/2020	List of Valid Planning Application received between 9 th – 13 th March 2020.	Noted.
4	Planning Support, SKDC	18/03/2020	Notification of postponement of Planning Committee meeting scheduled for Thurs 2 nd April 2020 at 10am	Noted.
	Planning Support, SKDC	23/03/202	List of Valid Planning Applications received between 16 th -23 rd March 2020.	Noted.
5	Planning Support, SKDC	30/03/2020	List of Planning Applications received between 23 rd – 27 th March 2020	Noted.
6	Street Structures	06/04/2020	Quotation received for heritage style bus shelter.	Noted. The Deputy Clerk agreed to email the bus shelter quotation to Cllr Hembrow.
7	Peterborough CC Cambs CC	06/04/2020	Notice of Submission of the Cambridgeshire & Peterborough Minerals & Waste Local Plan to the Secretary of State for Housing, Communities & Local Government.	Noted.
8	Ministry of Housing, Communities & Local Govt	06/04/2020	COVID-19 & Changes to Neighbourhood Planning	Noted.
9	Planning Support, SKDC	06/04/2020	List of Planning Applications received between 30 th March – 3 rd April 2020	Noted.

10	Public Sector Communications	07/04/2020	Information relating to the Public Sector Geospatial Agreement (PSGA)	Noted.
11	Planning Support, SKDC	13/04/2020	List of Planning Applications received between 6 th – 10 th April 2020	Noted.
12	Principal Planning Officer, SKDC	14/04/2020	Notification of an appeal submitted for S18/2263	Noted.
13	Planning Support, SKDC	20/04/2020	List of Planning Applications received between 13 th – 17 th April 2020	Noted.
14	Planning Support, SKDC	27/04/2020	List of Planning Applications received between 20 th – 24 th April 2020	Noted.
15	Anglian Water, Strategic Pipeline Planning	27/04/2020	Information re early Strategic Pipeline Planning from Grantham to Peterborough	Noted. Cllr Brookes explained that this north/south route was in the very early stages and there were currently no details of the exact route. It looked unlikely, however, that Market Deeping would be directly affected but further details would follow in due course.
16	Planning Support, SKDC	29/04/2020	The Agenda for the Planning Committee Meeting to be held on 12 th May 2020 at 10.00am.	Noted.
17	Planning Support, SKDC	04/05/2020	List of Planning Applications received between 27 th – 1 st May 2020	Noted.

178 Correspondence to be Acted Upon

There were no items of correspondence to be acted upon.

179 Finance - Omega Report: Review of performance to date, budget/expenditure/income

The Deputy Clerk had provided members with a report prior to the meeting and highlighted that the profit from the Christmas Market was shown to be £1459. The Clerk informed the Committee that monies from the Councils underspend during the year would be split between the committees and an amount would be allocated to the P&H Committee budget. Cllr Davies requested that an item be placed on the following months agenda to determine how this money would be spent.

Planning

180 To consider the planning applications received between 5th March 2020 and 5th May 2020, as per SKDC Weekly Planning lists

All comments, with the exception of the response to S20/0621, had been collated and submitted to SKDC prior to the meeting. This was in accordance with Section 8 of the Council's Schedule of Emergency Resolutions dated 27th March 2020 and ratified by the Full Council on 30th April 2020.

Ref. no	Application details and address	MDTC response
S20/0211	<p>Applicant: Mr Andy Horwood Tesco's Stores, Godsey Lane, Market Deeping, PE6 8UD</p> <p>1 x 42" LCD media screen, 2 x 1250mm x 700 flag pole signs, overall 2450mm in height. Application Type: Advertisement Consent</p>	No Objection (as per 7 emailed responses).
S20/0411	<p>Applicant: Mr & Mrs Wilson 26 Church Street, Market Deeping, PE6 8DA</p> <p>Reduce the crown on 1 large ash tree by 2-4m, reduce the crown on 1 small ash tree back to previous points to maintain the trees in their location. Application Type: Trees in CA – Section 211 Notice</p>	Members to submit individual comments.
S20/0428	<p>Applicant: Mr James Porter 23 Stamford Road, Market Deeping, PE6 8AB</p> <p>Demolition of existing conservatory and erection of single storey side extension and new boundary wall App Type: Householder</p>	No objection. This is a well-presented application and a tidy development. The property is on the gateway to the Town and the start of the Conservation Area and it is important that the materials used are sympathetic to the area. The Council wish to point out that there is a public footpath to the rear of the property which is not mentioned in the application.
S20/0399	<p>Applicant: Mr Andrew Kirby Land adjacent 1-6 Chater Court, Whitley Way, Market Deeping, PE6 8AS</p> <p>Discharge of Conditions 3 (Construction Management Plan) and 5 (Materials) of application S18/2365</p>	No objection (as per 5 emailed responses).
S20/0400	<p>Applicant: Mr Aleksandrs Zinkevics 27 Towngate West, Market Deeping, PE6 8DG</p> <p>Extension to the rear of the property App Type: Lawful Development Certificate</p>	(No formal Consultation necessary for this type of application).
S20/0440	<p>Applicant: Mr G Woods 21 Squire Close, Market Deeping, PE6 8FW</p> <p>Proposed single storey side extension App Type: Householder</p>	<p>No objection (as per 6 emailed responses).</p> <p>Members highlighted that the rear elevation, being built on the boundary line, once established may cause disputes for access for maintenance.</p>
S20/0457	<p>Applicant: Mr Simon Fraylich 56 Towngate East, Market Deeping PE6 8DR</p>	<p>No objection (as per 6 emailed responses)</p> <p>Members made the following comments:</p>

	<p>Proposed residential development comprising 1no replacement (no 56) and 1no detached dwelling and garages. App Type: Full Planning Permission</p>	<p>Plot 2 is located some distance from the road and accessed by a gravel driveway. That may serve to discourage future residents from returning their waste bins to their property after collection and they may be left in the highway. Would therefore suggest that some suitable location for storage of bins for both plots is identified, whether a shared location for the plots or separately, which provides easy access for a wheeled waste bin.</p> <p>The proposed development does look tight for the size of the plot but it is not too imposing on existing street scene. Concerns are that insufficient parking for no 56 (only one vehicle space but 3+ bedrooms) will inevitably result in on street parking which is already a problem for existing residents. Shared drives can also be a problem long term.</p> <p>Members also commented that this was a large property and another back garden in-fill. A similar application for a property down the Grove had recently been refused by SKDC.</p>
S20/0546	<p>Applicant: Mr & Mrs Porteous 73 Tattershall Drive, Market Deeping PE6 8BZ</p> <p>Removal of existing conservatory and replace with larger single storey rear extension. App Type: Householder</p>	No objection (as per 5 emailed responses).
S20/0488	<p>Applicant: Mr Adrian Adams 40A Stamford Road, Market Deeping</p> <p>Lawful Development Certificate (Proposed) for erection of a single storey side extension and soakaway. App Type: Lawful Development Certificate (Proposed)</p>	(No formal Consultation necessary for this type of application).
S20/0550	<p>Applicant: Mr & Mrs Peter Wray 5 Florence Way, Market Deeping PE6 8PG</p> <p>Single storey side extension to dwelling App. Type: Householder</p>	No objection (as per 5 emailed responses).
S20/0552	<p>Applicant: Mr Tony Mimms 56 Lady Margaret's Avenue, Market Deeping PE6 8JA</p> <p>First floor extension, a two-storey side extension, access and drive, 2m fence to boundary App Type: Householder</p>	<p>No objection in principal (as per 5 emailed responses). However, members wish the following comments to be submitted:</p> <p>This development is large for the size of the plot and results in the loss of a tree.</p> <p>The layout in drawing P102 Proposed Block Plan differs from drawing no P101 Proposed Site Plan in that there appears to be a double garage in the former. This is missing in P101</p>

		<p>which indicates vehicle turning movements only.</p> <p>The application form is incomplete in that it suggests in section 8 that there is no impact on parking arrangements. This is clearly incorrect and this may mean information relating to this has been omitted.</p> <p>The plans seem to indicate surrounding the existing garage with fencing. Should this be the case and vehicle access no longer be required, the applicant should be required to restore the pavement by removing the dropped kerb. Such features may make use of the pavement more difficult, particularly for those with mobility issues, so should not remain unless necessary.</p>
S20/0572	<p>Applicant: Mr & Mrs Steen 28 Towngate West, Market Deeping PE6 8DG</p> <p>Rear single storey extension and alterations to listed building Application Type: Householder</p>	No objection (as per 5 emailed responses).
S20/0573	<p>Applicant: Mr & Mrs Steen 28 Towngate West, Market Deeping PE6 8DG</p> <p>Rear single storey extension and alterations to listed building Application Type: Listed Building Consent</p>	No objection (as per 5 emailed responses).
S20/0621	<p>Applicant: Mr Michael Newland Stone Loach Inn, 13 Market Place, Market Deeping PE6 8EA</p> <p>Provision of new fire resistant wall and doors to compartmentalise floor levels Application Type: Listed Building Consent</p>	<p>No Objection. However, the committee have the following comment:</p> <p>Referring to drawing 2710-101 Proposed shows the earlier approved doorsets (application S20/0033) still in place. As these and the proposed set on this last application are on hold open devices and closed by a trigger from the fire alarm there could well be a situation where anyone in the Male or Female toilets could be trapped on the landing not being able to evacuate the building either by the ground floor or the escape stair at the rear of the restaurant. This also asks the question as to will the fire alarm system be capable of addressing where the fire is within the building and close the corresponding door? The Council appreciates that these issues will come under the remit of other consultees, however, they consider that they are of sufficient concern to warrant a response.</p>

181 Planning applications and their results received up to the 6th May 2020

Ref No.	Application details address	SKDC Decision
S20/0237	<p>Applicant: Mr C Bradshaw The Cedars, 82 Church Street, Market Deeping, PE6 8AL</p> <p>Remove 1 x sycamore tree and reducing the upper crown of 1 hazel tree by approx. 1/3, approx. 3m</p> <p>Application Type: Trees in CA, Section 211 Notice Date Received: 6th February 2020 Decision Date: 13th March 2020</p>	Permission Granted.
S20/0239	<p>Applicant: Mr D Briggsfish 12 Stamford Rd, Market Deeping, PE6 8AB</p> <p>To remove 1 x plum tree and one ivy covered tree near a barn.</p> <p>Application Type: Trees in CA, Section 211 Notice Date Received: 6th February 2020 Decision Date: 13th March 2020</p>	Permission Granted.
S20/0033	<p>Applicant: Mr Michael Newland Stone Loach Inn, 13 Market Place, Market Deeping PE6 8EA</p> <p>Removal of non-compliant wall and doors and erection of new half hour fire resistant wall and doors.</p> <p>Application Type: Listed Building Consent Date Received: 8th January 2020 Decision Date: 30th March 2020</p>	Permission Granted.
S20/0411	<p>Applicant: Mr & Mrs Wilson 26 Church Street, Market Deeping, PE6 8DA</p> <p>Reduce the crown on 1 large ash tree by 2-4m, reduce the crown on 1 small ash tree back to previous points to maintain the trees in their location.</p> <p>Application Type: Trees in CA Section 211 Notice Date Received: 29th February 2020 Decision Date: 31st March 2020</p>	Permission Granted.
S19/1890	<p>Applicant: Miss Charlotte Dew Land North of Towngate East, Market Deeping PE6 8DR</p> <p>Submission of details reserved by condition 16 (solar panels) of permission S16/0112 for phases A and D</p> <p>Application Type: Reserved matters Date Received: 27th November 2019 Decision Date: 2nd April 2020</p>	Conditions Approved.

S20/0211	<p>Applicant: Mr Andy Horwood Tesco Stores, Godsey Lane, Market Deeping, PE6 8UD</p> <p>1 x 42" LCD media screen, 2 x 1250mm x 700 flag pole signs, overall 2450mm in height. Application Type: Advertisement Consent Date Received: 12th February 2020 Decision Date: 9th April 2020</p>	Permission Granted.
S20/0400	<p>Applicant: Mr Aleksandrs Zinkevics 27 Towngate West, Market Deeping, PE6 8DG</p> <p>Extension to the rear of the property App Type: Lawful Development Certificate Date Received: 13th March 2020 Decision Date: 4th May 2020</p>	Certificate Granted.
S20/0428	<p>Applicant: Mr James Porter 23 Stamford Road, Market Deeping, PE6 8AB</p> <p>Demolition of existing conservatory and erection of single storey side extension and new boundary wall App Type: Householder Date Received: 13th March 2020 Decision Date: 4th May 2020</p>	Permission Granted.
S20/0488	<p>Applicant: Mr Adrian Adams 40A Stamford Road, Market Deeping</p> <p>Lawful Development Certificate (Proposed) for erection of a single storey side extension and soakaway. App Type: Lawful Development Certificate (Proposed) Date Received: 24th March 2020 Decision Date: 4th May 2020</p>	Certificate Granted.

182 For Members to Review Compliance with Planning Conditions for Major Developments

Cllr Brookes stated that it is important that the Town Council is aware of any issues arising with regard to compliance as developments progress. However, as work had been suspended on these sites due to the national response to COVID-19, there were currently no issues to report. Cllr Yarham commented that as he was aware that some national company show homes and sites in Cambridge were due to reopen on May 11th, it was reasonable to assume that work on the developments within our local area would recommence shortly. Cllr Brookes agreed to keep this item on the agenda so that monitoring of any issues arising could continue.

183 For Members to Review the Progress of, and issues relating to, Section 106 Agreements.

The Deputy Clerk informed members that there had been no further correspondence received from SKDC. Instruction was still awaited regarding:

- the next steps to take following SKDC's receipt of the monies, allocated in the S106 Agreement relating to The Town Gate Inn development, for improvement works on Greensland and Cherry Tree Park; and
- confirmation of how the Affordable Housing Contribution, again in relation to the Town Gate Inn development, was to be spent in Market Deeping.

184 For members to consider the submission to SKDC of comments received from a Town resident in relation to Planning App S18/2146

Cllr Brookes explained that this had previously appeared in the correspondence of an earlier meeting and members had requested it be addressed more fully. Cllr Mrs Redshaw reiterated her concerns regarding the historical footpath along through Millfield which crosses the bypass and continues through the fields to West Deeping, and expressed concern re the siting of the play areas within the development and the ease at which, potentially, children could gain access to the bypass from the footpath. Cllr Davies commented that as the field is currently used for recreational family activities, the issue of ease of access to the bypass, and its potential danger, was one that was current regardless of the proposed development and suggested that perhaps this was something that the Council needed to address. Cllr Miss Moran stated that she was in favour of the comments submitted by the resident but considered that comments on the more detailed elements of the proposal, should be submitted at a later stage of the planning process. Cllr Brookes commented that there was, nonetheless, merit in commenting on reserved matters. It was then proposed by Cllr Miss Moran, seconded by Cllr Mrs Redshaw and **RESOLVED**, with 7 votes for, and 1 abstention, to submit the comment received from a resident with the additional comments regarding the footpaths and play areas.

Highways

185 For members to consider issues relating to grass cutting

Cllr Lester reported that the area at the top of Meadow Road, previously missed in the grass cutting, had now been cut. Cllr Hembrow reported that Burnham Avenue was still in need of cutting. The Deputy Clerk informed members that SKDC had announced that grass cutting services would be withdrawn for verges and small areas of open space in light of the COVID-19 situation. However, it did appear that they are endeavouring where possible to keep on top of things. The Deputy Clerk also informed members that EnviroSK, the company awarded the Town's joint grass cutting contract, had informed the Clerk at Deeping St James Parish Council that, due to redeployment of staff in response to COVID-19, they could not guarantee that they would be able to meet the eight cuts per year as per the contract but would endeavour to do so. The committee members agreed that at this time there was a need to understand the difficulties faced by the cutting crews and allow a level of tolerance and patience.

186 For members to receive an update on the review of the Council's bus stop provision and agree a way forward

Cllr Hembrow commented that although he had undertaken work on progressing the tender documents for the improvement works to the Town bus shelters, nothing could be progressed at this time and there were currently other matters of greater importance. Members agreed to delay the progression of this matter until a later time but that the item would continue to be present on the agendas.

187 For members to review reported highway issues

The Deputy Clerk had provided members with a report prior to the meeting:

Highway Issues – Planning & Highways Committee –May 2020				
No.	Highway Issue	Date	Reported to	LCC Response
1	Missing slabs and tarmac infill following work by utility company.	30/07/2019	LCC Fix My Street	07/2019 – Investigating. 03/2020 – In Progress.

				04/2020 – Action scheduled but delayed by COVID-19.
2	Request for review of zebra crossing on Godsey Lane.	18/11/2020	Traffic Signal Team, LCC	Review scheduled for March/April 2020 but delayed by COVID-19
3	Bollards not illuminating on the Town Roundabout.	03/01/2020	LCC Fix My Street	01/2020 - In progress.
4	Request for extension to double yellow lines along Douglas Road & introduction of double yellow lines along The Avenue at its junction with Church Street.	06/01/2020	LCC, Divisional Highways Team	
5	Street light not working outside 76 Meadway.	15/01/2020	LCC Fix My Street	01/2020 – In Progress 05/2020 – Delayed by COVID-19
6	Missing/damaged pedestrian railing at Church St pedestrian crossing.	21/01/2020	LCC Fix My Street	Work Completed – 02/2020 – Clerk enquired whether missing sections would be replaced. No reply has been received.
7	Slippery Road Surface on bend on Northfield Road	10/03/2020	LCC Fix My Street	No further Action.
8	Street Light Outside 5 Park Drive is not working	11/03/2020 16/03/2020	LCC Fix My Street SKDC	Columns on Park Drive are maintained by SKDC. Repair scheduled.
9	Local bus operators requested assistance with issue of overgrown trees on Church Street coming into contact with the upper floors of the double decker buses.	16/03/2020 17/03/2020	LCC Assistance requested from Cllr Trollope-Bellew	No further Action. Response awaited.

Cllr Yarham stated that he would forward photographs of the delamination issue on Church Street/Halfleet in order for this issue to be reported. Cllr Hembrow commented that the brickwork on the tunnels of the bridge over the River Welland at Bridgefoot were in a very bad state of repair. Cllr Brookes advised that this would come under the responsibility of Lincolnshire County Council/Peterborough City Council. The Deputy Clerk was asked to bring this to the attention of both authorities. Cllr Davies requested that the litter in the dyke opposite Blenheim way be reported to the Drainage Board. Cllr Yarham requested that the litter along the A1175 to Deeping St Nicholas also be reported.

Conservation Area

188 For members to review any issues relating to the Conservation Area

There were no reported issues.

189 For Members to review any matters arising from the public session

There were no members of the public present during the open session.

There being no other business, Cllr Brookes closed the meeting at 7.50pm. The next virtual meeting was scheduled for Wednesday 3rd June 2020 at 7pm.

Chairman signature.....

Date.....