

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 1st July 2020 at 7pm. Cllr Brookes presided over Cllr Hembrow, Cllr Shelton, Cllr Davis and Cllr Mrs Redshaw. Cllr Mrs Trollope-Bellew (Lincs CC), and the Deputy Clerk were also in attendance.

16 Chairman’s Welcome

Cllr Brookes welcomed everybody to the meeting and invited Cllr Rosemary Trollope-Bellew to speak. Cllr Trollope-Bellew thanked the Deputy Clerk for the submission of Market Deeping Town Council’s Community Maintenance Report (find & fix) which highlighted issues that needed addressing by the newly formed LCC Community Works Team, due to visit the town in September. Cllr Trollope-Bellew informed members that she had met with the newly appointed LCC Highways Manager, and had brought to her attention the issue regarding the overhanging branches along Church St, which are an obstruction for the local bus companies.

Cllr Mrs Redshaw enquired as to how the LCC Highways Department is now organised and Cllr Trollope-Bellew confirmed that the appointment of the new Highways Manager meant that the areas for which each Manager is responsible are now slightly reduced.

17 Apologies for Absences

Apologies for absence had been received, prior to the meeting, from Cllr Yarham

18 To Receive Declarations of Interest under the Localism Act 2011

There were no Declarations of Interest made.

19 Minutes from the Meeting dated Wednesday 3rd June 2020.

Cllr Brookes requested that a minor amendment was made to the wording of the members response to an item of correspondence. He then asked the committee if they were to accept the minutes of the meeting dated Wednesday 3rd June 2020 with the amendment. It was proposed by Cllr Shelton, seconded by Cllr Mrs Redshaw and **RESOLVED** unanimously that the amended 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.

20 Clerk’s Report

Members had received a report prior to the meeting.

Minute No	Update
168	Re - painting of the decorative embellishments of the black street furniture in the Town Centre. A reply from the streetlighting department has been received. LCC have no objection to MDTC undertaking this work providing the contractor has the relevant insurances. Furthermore, LCC have no budget allocation for routine repainting so it is highly unlikely that any gold embellishments would be painted over.
11	S18/2263 BP Oil UK Ltd – A further response has been submitted reiterating the Town Council’s position on this application.
	Confirmation received from Persimmon that the soil and paving slabs that appeared at the bottom of Charter Avenue, as reported by Cllr Davis, had been put there by Persimmon for works to be undertaken. Also, an acknowledgement from Persimmon that the allotment area is once again unsightly and this will be addressed by them shortly.
	Following a request from LCC Councillor, a copy of the Highways Issues report as presented at the last meeting was forwarded on to her.
05 (153)	An email of thanks to the outgoing Conservation Officer was sent to SKDC requesting that it be forwarded on, if possible.

	Following a request from LCC Councillor, a “Find & Fix” report has been compiled and submitted to the newly formed Highways Community Works Team.
12	The report approved by Full Council in the June meeting, “Road Maintenance and Sustainable Transport Improvements in Market Deeping”, compiled by Cllr Brookes, was submitted to LCC on 11 th June 2020.

21 Correspondence to be Noted

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

Correspondence to be Noted - Received up to 1 st July 2020				
No.	Received from	Date Received	Subject	Committee Response
1	Planning Support, SKDC	6/6/2020	List of Valid Planning Applications received between 1st – 5th June 2020.	Noted.
2	Planning Support, SKDC	08/6/2020	Supplement: Additional items issued 8 th June to the agenda for Planning Committee, Wednesday, 10 th June, 2020, 10.00 am	Noted.
3	Planning Support, SKDC	10/06/2020	The Agenda for the Planning Committee, Wednesday 24 th June 2020. 10am	Noted.
4	Planning Support, SKDC	15/06/2020	List of Valid Planning Applications received between 8th – 12th June 2020.	Noted.
5	Langtoft Parish Council	18/06/2020	Copy of the Parish Council’s response for S18/2263 Planning Appeal	Noted.
6	Clerk, Langtoft Parish Council	18/06/2020	Copy of a report prepared by Langtoft PC for Planning Inspectorate Appeal in relation to S18/2263.	Noted.
7	Network Regulation & Compliance, LCC	22/06/2020	Temporary Traffic Restriction: Road Closure Whitley Way (Blenheim Way to Halifax Drive) 27/7/2020 – 7/8/2020 (1800hrs to 0600hrs as and when required. Diversions will be signed.	Noted.
8	Planning Support, SKDC	22/06/2020	Additional Items (published 22 June 2020) to the agenda for Planning Committee, Wednesday 24 th June 2020 at 10.00am.	Noted.

9	Planning Support, SKDC	24/06/2020	The Agenda for SKDC Planning Committee, Wed 8 th July 2020 at 10am.	Noted.
10	Planning Support, SKDC	22/06/2020	List of Valid Planning Applications received between 15 th – 19 th June 2020.	Noted.
11	Planning Support, SKDC	29/06/2020	List of Valid Planning Applications received between 22 nd – 26 th June 2020.	Noted.

22 Correspondence to be Acted Upon

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

Correspondence to be Acted Upon – Received up to 1 st July 2020				
No.	Received from	Date Received	Subject	Committee Response
1	Street Naming Officer, SKDC	19/06/2020	Developer recommendations & preferences for official naming of the development of commercial units off Whitley Way. SKDC is seeking Town Council comments on the 3 options available: 1) Hudson Square 2) Warwick Square 3) Boston Square	It was proposed by Cllr Shelton, seconded by Cllr Davis and RESOLVED with 1 abstention to inform SKDC that Hudson Square was the Town Council's preferred choice.

23 Finance – a) Omega Report: Review of performance to date, budget/expenditure/income

The Deputy Clerk had provided members with a report prior to the meeting and informed the members that the previous issue relating to the payments to the grass cutting contractors had been resolved. Payment to the contractors would show up on the report presented at the August meeting. Cllr Davis enquired regarding the recent costs incurred in relation to the repair to the defibrillator. The Deputy Clerk informed Cllr Davis that these costs were incurred before the year end and therefore would not appear in the present financial year. Cllr Mrs Redshaw commented that although it has not been possible for the Council to hold the annual Parish Walks, the budget allocation should remain. Cllr Brookes asked members if there were any further comments on the omega report, and there were none.

7.20pm Cllr Miss Moran joined the meeting and apologised for her late arrival.

Planning

24 To consider the planning applications received up to 1st July 2020, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S20/0864	Applicant: Mrs Amanda Ingram 38 Church Street, Market Deeping, PE6 8DA	Members to submit individual comments.

	Fell Apple tree (T1) App Type: Trees in CA – Section 211 Notice.	
S19/0174	Applicant: Mr James Orford 16 Meadow Road, Market Deeping PE6 8PF Change of Use to residential garden and erection of 2m fencing to boundary. App Type: PLANNING APPEAL Ref No: APP/E2530/W/20/3248345	Members had previously submitted comments on this application and did not wish to add further comments.
S20/0457	Applicant: Mr Simon Fraylich 56 Towngate East, Market Deeping PE6 8DR Erection of two detached dwelling houses, garage and associated works. AMENDED INFORMATION. App Type: Full Planning Permission.	Members had previously submitted comments on this application and did not wish to add anything further.
S20/0898	Applicant: Isabel Howett West Wing, The Old Rectory, 13 Church Street, Market Deeping, PE6 8DA Holly (T5) – reduce the height by 2m, reduce the spread by 1m. App Type: Trees in CA – Section 211 Notice.	Members to submit individual comments.
S20/0949	Applicant: Mr Julian Moore Rectory Cottage, 1 Church Street, Market Deeping, PE6 8DA Remove 3 Holly trees, raise crown by approx. 5m on 1 Cherry Tree. App. Type: Trees in CA – Section 211 Notice.	Members to submit individual comments.
S20/0945	Applicant: Gray 6 Hawthorne Close, Market Deeping, PE6 8LH First floor extension over existing double garage. App Type: Householder	No objection.
S20/0951	Applicant: Mr James Shackell 60 Lady Margaret's Avenue, Market Deeping, PE6 8JA T1 ash tree, to repollard to the previous cut points. App Type: Tree Preservation Order	No objection.
S20/0965	Applicant: Mr Julian Moore Rectory Cottage, 11 Church Street, Market Deeping, PE6 8DA Remove 3 Holly trees and raise the crown by approx. 5m on 1 Cherry tree	Members objected to these works being undertaken. These trees are along a heritage footpath in the conservation area. They substantially enhance the main driveway access to the cemetery and contribute significantly to the surrounding area.

		<p>Members did not agree with the Tree Officer report which states:</p> <p>'The works are sufficiently minor not to detract from the appearance of the conservation area or its enjoyment by members of the public' as the application is to <i>remove</i> them.</p> <p>They are all substantial in size and to remove them completely would have a detrimental effect on the character of the driveway to the cemetery. There is a large significant gap between the trees and the wall where the damage has been highlighted and there are other shrubs planted near to the wall. No definitive evidence that the trees have caused the damage has been provided. Members wished, therefore, for the trees to remain.</p>
S20/0065	<p>Applicant: Mr Justin Carter 31 Halfleet, Market Deeping, PE6 8DB</p> <p>Construction of bungalow with detached garage, erection of boundary fencing, alterations to driveway.</p> <p>App Type: Full Planning Permission</p>	<p>Members had no material objections to this proposal.</p> <p>They did, however, have a number of concerns regarding the overall size and height of the proposed property. Members considered the development to be too large for the plot size. Members also had concerns regarding the potential extra vehicle movement onto Halfleet. Members recognised that there is a need for more bungalows within the Town but would have preferred to see this development restricted to a single floor dwelling rather than a chalet-type.</p>

25 Planning applications and their results received up to the 1st July 2020

Ref No.	Application details address	SKDC Decision
S20/0745	<p>Applicant: Mr Sean Leslie Address: 10 Rosemary Avenue, Market Deeping, PE6 8JY</p> <p>Removal of Walnut Tree</p> <p>Date Received: 10th May 2020 Decision Date: 4th June 2020</p>	Permission Granted.
S19/1364	<p>Applicant: Miss Charlotte Dew Address: Land North of Towngate East (Phase A), Market Deeping, PE6 8DR</p> <p>Submission of details reserved by Conditions 7 (Archaeology) and Conditions 12 (Soft Landscaping) of application ref S16/0112 relating to Phase A only.</p>	Details Approved.

	Date Received: 30 th August 2019 Decision Date: 5 th June 2020	
S19/1755	Applicant: Miss Charlotte Dew Address: Land North of Towngate East and South of Northfields Rd, Market Deeping Repositioning of substation, alterations to footpath link and amendments to garages. Date Received: 1 st October 2019 Decision Date: 5 th June 2020	Permission Granted in respect of the non-material amendments shown on the following list of plans and drawings: o Site Layout Plan Area D L55 - SITE- AREAD REV K received 01/10/19 o Site Layout Plan Area D (amendments highlighted) L55 - SITE- AREAD REV K received 05/06/2020 o Amended Landscape Plan (Area D North) LH/MD/LA1 Rev D received 05/06/2020 o Amended Landscape Plan (Area D South) LH/MD/LA1 Rev C received 05/06/2020 o Amended Landscape Schedule received 07/01/2020 Please note that all relevant conditions attached to S16/0112 remain in force except where modified by the above change.
S20/0550	Applicant: Mr & Mrs Peter Wray 5 Florence Way, Market Deeping PE6 8PG Single storey side extension to dwelling. Date Received: 6 th April 2020 Decision Date: 18 th June 2020	Permission Granted.

26 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.

a) Persimmons Homes, Godsey Lane

Members had no issues to raise at this time.

b) Larkfleet Homes Development, Northfield Road

Members had no issues to raise at this time.

c) Housing Development, Halfleet/Towngate East

Members had no issues to raise at this time.

d) Linden Homes, Linchfield Road (Deeping St James)

Members had no issues to raise at this time.

27 For members to review the progress of, and issues relating to, S106 Agreements

The Deputy Clerk had circulated a monitoring record prior to the meeting and informed members that assurances had finally been received from SKDC that the Affordable Housing Contribution, from the S106 agreement relating to the development on the former Towngate Inn site, WOULD be spend within Market Deeping. SKDC have 5 years, from the date of receipt of the final payment from the developers, within which to spend this contribution.

Cllr Davis wished the minutes to show that he commended the Deputy Clerk on her tenacity and superb work in attaining these assurances. Cllr Brookes and Cllr Miss Moran also thanked the Deputy Clerk.

Highways

28 For members to consider the review of the Council’s current bus stop provision/condition and agree a way forward.

Cllr Brookes stated that the recommendations of the report prepared by Cllr Hembrow, previously considered by the Committee but put on hold as a result of the COVID-19 pandemic, needed to be progressed and asked members for their opinions regarding priorities. Members recognised that there would be considerable costs incurred in order to improve the condition of all the shelters and that road closures and traffic management would also be required. Cllr Mrs Redshaw stated that some of the costs may need to be precepted for in next year’s budget. Members agreed that the shelters should be prioritised and tenders for the repair work on each individual shelter should be prepared. This would enable a staged programme of works to be undertaken as funds permit. Cllr Hembrow agreed to undertake the work necessary to prepare the tenders. Cllr Hembrow also agreed to talk to Lincolnshire Highways to ascertain land ownership for the positioning of the additional shelter for southbound travel to be located on Peterborough Rd, north of its junction with Towngate. The Deputy Clerk was asked to ascertain whether funding would be available through the LCC Bus Shelter Grant Scheme and the processes and requirements needed to apply for such funding.

29 For members to receive the report “MDTC Community Maintenance Report for LCC, June 2020” and review reported highways issues.

Cllr Brookes thanked everybody that had contributed to the MDTC Community Maintenance report. The Deputy Clerk had circulated a copy of the submitted report, together with the Highways Issues report, prior to the meeting:

Highway Issues – Planning & Highways Committee –up to 1st July 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	06/20 - This is currently on the LCC Traffic Team's list to investigate. It will take between 6-9 months to implement a suitable scheme, if they think

				there is one that will address the issues.
5	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.
6	Brickwork in the tunnels on the Bridgefoot Bridge in a poor state of repair	26/05/2020 09/06/2020	Peterborough City Council Cllr Hembrows condition report submitted to Peterborough City Council	28/05/2020 – Investigating Response awaited
7	Dual carriageway section of A1175 between the junction with B1525 Stamford Rd, Mkt Deeping and A15 Peterborough Rd. Excess gravel on the road surface from the lorries coming from the Langtoft Quarry.	02/06/2020	LCC Fix My Street Local Quarries	06/2020 – Investigating. 06/2020 – No action to be taken. 06/2020 – Letters sent to local Quarries bringing this matter to their attention.
8	Overgrown state of footpath that leads from The Woodlands to Stamford Rd (Market Deeping Public Footpath No 3_	02/06/2020	SKDC LCC	06/2020 – Not in SKDC ownership, referred to LCC. 09/06/2020 – Passed to Highways & Planning team 11/06/2020 – Response received from LCC Country side Access Team. This route is classified as priority 2. Issue will be addressed by 8 th August 2020.
9	Damaged water drain cover to the rear of Domino's Pizza	24/06/2020	LCC	29/06/2020 - Investigating

Cllr Davis mentioned that a significant dip had appeared in the zigzag zone to the north of the zebra crossing near tescos. Cllr Hembrow agreed to photograph this. Cllr Shelton agreed to provide photographs of the delamination along Church St.

Conservation Area

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

Cllr Hembrow expressed concern regarding the roofing materials used for the renovation work currently underway on the Hop Kweng property. It was his understanding that the roof was to be reinstated using clay pantiles to match the existing nearby properties. Hardrow flat concrete tiles had, however, been used instead

and he requested that the Deputy Clerk bring this to the attention of the Conservation Team at SKDC. Cllr Mrs Redshaw also queried whether an illuminated projecting sign had appeared on The Square and asked that this be looked into.

31 For members to review any matters arising from the public session

As there were no members of the public present at the meeting, there were no issues to discuss.

There being no other business, Cllr Brookes thanked everybody for their attendance and closed the meeting at 8.30pm. The next virtual meeting was scheduled for Wednesday 5th August 2020 at 7pm.

Chairman signature.....

Date.....