

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 5th August 2020 at 7pm. Cllr Brookes presided over Cllr Hembrow, Cllr Shelton, Cllr Davis and Cllr Mrs Redshaw. The Clerk and the Deputy Clerk were also in attendance.

32 Chairman’s Welcome

Cllr Brookes welcomed everybody to the meeting.

33 Apologies for Absences

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

34 To Receive Declarations of Interest under the Localism Act 2011

Declarations of Interest, in relation to Agenda Item 9, were made by Cllr Shelton.

35 Minutes from the Meeting dated Wednesday 1st July 2020.

It was proposed by Cllr Brookes, seconded by Cllr Hembrow and **RESOLVED** unanimously that the minutes of the meeting held on Wednesday 1st July 2020 be signed as a true and accurate record. The Deputy Clerk was instructed to sign the minutes on behalf of the Chair.

36 Clerk’s Report

Members had received a report prior to the meeting.

Minute No	Update
	Cllr Miss Moran has taken the decision to resign from the Committee with immediate effect. As Deputy Mayor she will continue to be an Ex-officio member, with voting rights if she so chooses. Ordinary membership now, therefore, stands at 6.
	Further to the SKDC decision to grant permission for the removal of the Holly trees along the cemetery drive, at the request of Cllr Mrs Redshaw advice has been sought from the footpaths officer in the Countryside Access Team at LCC. Unfortunately, as this is a planning issue, they are unable to assist in any way. Members were disappointed with the SKDC decision. Cllr Brookes commented that Planning Authorities generally have a means of scoring the amenity value of trees. Members agreed that, to enable better understanding of this decision and future decisions, an enquiry should be made to SKDC to ascertain how this assessment is undertaken. Cllr Redshaw requested that a review of the trees within Market Deeping, both inside and outside the Conservation Area be undertaken. Members agreed.
	For info - An error in the documentation used by the S106 Officer at SKDC has been highlighted and the amount available for improvements to Greensland Park & Cherry Tree Park has been confirmed as £ 14,354.36 as per the original agreement.

37 Correspondence to be Noted

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

Correspondence to be Noted - Received up to 5th August 2020				
No.	Received from	Date Received	Subject	Committee Response
1	Planning Support, SKDC	04/07/2020	Minutes of the Planning Meeting held on Wed 24 th June 2020.	Noted.
2	Planning Support, SKDC	6/7/2020	List of Valid Planning Applications received between 29 th June – 3 rd July 2020.	Noted.
4	Planning Support, SKDC	06/07/2020	Additional Items (published 6 th July 2020) to the agenda for the Planning Committee, Wednesday 8 th July, 2020, 10am.	Noted.
5	Planning Support, SKDC	13/07/2020	Agenda for the Planning Committee Meeting Wednesday 22 nd July 2020, 10am.	Noted.
6	Planning Support, SKDC	14/07/2020	List of Valid Planning Applications received between 6 th July –10 th July 2020.	Noted.
7	Planning Support, SKDC	20/07/2020	List of Valid Planning Applications received between 13 rd July – 17 th July 2020.	Noted.
8	Cllr Baxter, SKDC	20/07/2020	Copy of correspondence btwn Cllr Baxter and SKDC Principal Planning Officer re S20/0965.	Noted.
9	Planning Support, SKDC	20/07/2020	Additional Items (published 20 July 2020) to agenda for Planning Committee, Wednesday 22 nd July 2020, 10am.	Noted.
10	Planning Support, SKDC	20/07/2020	Minutes of the Planning Committee meeting held on 8 th July 2020.	Noted.
11	Planning Support, SKDC	22/07/2020	Agenda for Planning Committee Meeting, Wednesday 5 th August 2020, 10am.	Noted.
12	LCC Councillor	22/07/2020	Copy of response from LCC Officer to LCC Councillor re removal of roundabout ahead signs on Godsey Lane/Towngate East.	Noted.

13	LCC Councillor	23/07/2020	Copy of response from LCC Countryside Access Team to LCC Cllr re Footpath No 2.	Noted.
14	Resident	23/07/2020	Concerns re the growing of deadly nightshade along footpath No 2. Forwarded on to LCC Countryside Access Team.	Noted.
15	Breedon Group	24/07/2020	Acknowledgement of Council correspondence re issue re excess gravel on the roads and details of measures implemented.	Noted.
16	Planning Support, SKDC	27/07/2020	List of Valid Planning Applications received between 20 th July – 24 th July 2020.	Noted.
17	Planning Support, SKDC	31/07/2020	Minutes of the Planning Committee meeting held on 22 nd July 2020.	Noted
18	Planning Manager, SKDC	31/07/2020	FW Copies of Decision letter & Public Notices for Consultation Period for Deepings Neighbourhood Plan	Noted.
19	Planning Support, SKDC	03/08/2020	List of valid Planning Applications received between 27 th – 31 st July 2020.	Noted.
20	Planning Support, SKDC	03/08/2020	“Additional Items (published 3 August 2020)” to the agenda for Planning Committee, Wednesday 5 th August, 2020 at 10am	Noted.
21	Planning Support, SKDC	05/08/2020	Agenda for Planning Committee Meeting, Wednesday 19 th August 2020	Noted.

38 Correspondence to be Acted Upon

There were no items of correspondence to be acted upon.

39 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. Cllr Brookes asked members if there were any comments on the omega report, Cllr Hembrow queried the process relating to any underspend at the end of the financial year and the Clerk answered accordingly. Cllr Brookes asked if there were any other queries, and there were none.

Planning

40 For members to consider how to strengthen influence in local planning authority decisions

Members were collectively concerned that Town Council comments were largely not being taken into account in the decision-making process. Cllr Brookes stated that to ensure that Council comments were effective it was necessary to link them with the policies contained within the Local Plan and, once approved, the Deepings Neighbourhood Plan. Cllr Shelton commented that the chart produced and circulated by the Deputy Clerk would prove to be useful in helping members to focus their comments. Cllr Davis stated that he considered the Town Council's past comments had been valid and relevant and that there needed to be greater collaboration between the Town and District Councils earlier on in the application process. Cllr Davis went on to suggest that enquiries be made with the District Council to identify who would be the best person to speak to regarding greater collaboration and suggested that regular meetings should be held between the two Councils, possibly using a rota of Planning & Highways committee members. Cllr Shelton agreed to raise this matter with the Strategic Director for Growth at SKDC.

41 To consider the planning applications received up to 5th August 2020, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S20/1058	Applicant: Mr & Mrs Lenton 4 Althorpe Close, Market Deeping, PE6 8BL Lime Tree (T1) – Fell because of excessive shading and low amenity value, Tree trunk is covered with ivy. App Type: Tree Preservation Order.	Members to submit individual comments.
S20/1015	Applicant: Mr & Mrs Lenton 4 Althorpe Close, Market Deeping, PE6 8BL Single story side extension linking house to garage. Replacement of fence adjacent to south with 2.4m high acoustic fence. Repositioning of fence on true boundary line as shown on the deeds. App Type: Householder	Members had no objection to the side storey extension but considered that the fence should be restricted to 2m and be positioned on the existing boundary line, as shown on the amended plan, so as not to impede the existing public rights.
S20/1046	Applicant: Mrs Mary White 11 Eastfield, Market Deeping, PE6 8PB Removal of Monkey Puzzle Tree App Type: Tree Preservation Order	Members to submit individual comments.
S20/1048	Applicant: Mr John Garven 97 Thackers Way, Market Deeping, PE6 8LY Erection of rear single storey extension. App Type: Householder	Members had no objections to this application.
S20/1118	Applicant: Mrs Claire Bradshaw The Cedars, 82 Church Street, Market Deeping PE6 8AL Internal alterations to a fire place App Type: Listed Building Consent	Members had no objections to this application.

S20/1186	<p>Applicant: Sue Shields 50 Church Street, Market Deeping, Lincolnshire PE6 8AL</p> <p>Remove the ash tree lower limb as overhanging the shed. App Type: Trees in CA – Section 211 Notice.</p>	Members to submit individual comments.
S20/1170	<p>Applicant: Miss Bethany Cross 29A Church Street, Market Deeping, PR6 8AN</p> <p>Proposals to convert the Grade 2 listed barn to an annexe/granny flat. App Type: Householder</p>	Members had no objections in principal to this proposal. However, members considered that restrictions needed to be put in place to ensure that the annexe remains as an annexe and does not become a private, separate dwelling. Members also had concerns with regard to visibility and the safety of the adjacent footpath users when vehicles exit the driveway. Members therefore requested that the Planning Authority be asked to ensure that the site has adequate turning capabilities so that vehicles would be able to exit in a forward gear.
S20/1171	<p>Applicant: Miss Bethany Cross 29A Church Street, Market Deeping, PE6 8AN</p> <p>Proposals to convert the Grade 2 listed barn to an annexe/granny flat. App Type: Listed Building Consent</p>	Comments as S20/1170
S20/1179	<p>Applicant: Mrs June Bird 17 Cedar Close, Market Deeping, PE6 8BD</p> <p>Single storey pitched roof side and front extension. App Type: Householder</p>	Members had no objections to this application.
S20/1213	<p>Applicant: Mr Tim Roberts 17 Godsey Lane, Market Deeping, PE6 8HT</p> <p>Erection of single storey side extension and alterations to existing. App Type: Householder</p>	Members had no objections to this application.
S20/1188	<p>Applicant: Mr Brady Hoines 8 The Woodlands, Market Deeping, PE6 8BB</p> <p>Erection of a single storey extension, alterations. App Type: Householder</p>	Members had no objections to this application.
S20/1192	<p>Applicant: Mr D Mee The Bungalow, Northfield Rd, Market Deeping, PE6 8LG</p> <p>Erection of 14 industrial units including storage, warehouse and associated works. App Type: Full Planning Permission</p>	Members had no objections to this application in principal. However, in line with the permissions granted previously on this site, members requested restrictions were placed on permitted use classes (to exclude B2), and also restrictions on the hours of operation to minimise disruption to the

		neighbouring residential properties. Members welcomed the provision of on-site cycle storage but suggested that the provision be spread over the whole of the site rather than just one place. This would make the storage facilities more prominent thereby encouraging cycle usage, and enhance security.
S20/1052	Applicant: Mr Simon Wilson 26 Church Street, Market Deeping, PE6 8DA Change of Use from annexe to bed and breakfast App Type: Full Planning Permission	Members had no objections to this application.

42 Planning applications and their results received up to the 5th August 2020

Ref No.	Application details address	SKDC Decision
S20/0864	Applicant: Mrs Amanda Ingram Address: 38 Church St, Market Deeping PE6 8DA Fell Apple Tree (T1) App Type: Trees in CA – Section 211 Notice Date Received: 3 rd June 2020 Decision Date: 6 th July 2020	Permission Granted.
S20/0898	Applicant: Isabel Howett Address: West Wing, The Old Rectory, 13 Church St, Market Deeping PE6 8DA Holly (T5) – reduce height by 2m, reduce spread by 1m. App Type: Trees in CA – Section 211 Notice Date Received: 9 th June 2020 Decision Date: 6 th July 2020	Permission Granted.
S20/1369	Applicant: Mr David Turner Address: 20 Beech Close, Market Deeping, PE6 8LL Erection of a bungalow and garage App Type: Outline Planning Permission Date Received: 5 th May 2020 Decision Date: 7 th July 2020	Outline Planning Permission Granted.
S20/0457	Applicant: Mr Simon Fraylich Address: 56 Towngate East, Market Deeping PE6 8DR Erection of two detached dwelling houses, garage and associated works.	Permission Granted with conditions.

	<p>App Type: Full Planning Permission Date Received: 20th March 2020 Decision Date: 15th July 2020</p>	
S20/1046	<p>Applicant: Mrs Mary White Address: 11 Eastfield, Market Deeping, PE6 8PB</p> <p>Removal of Monkey Puzzle Tree App Type: Tree Preservation Order Date Received: 1st July 2020 Decision Date: 21st July 2020</p>	Permission Granted.
S20/0965	<p>Applicant: Mr Julian Moore Address: Rectory Cottage, 11 Church St, Market Deeping, PE6 8DA</p> <p>Remove 3 Holly Trees and raise the crown by approx. 5m on 1 Cherry Tree.</p> <p>App Type: Trees in CA, Section 211 Notice Date Received: 16th June 2020 Decision Date: 21st July 2020</p>	Permission Granted.
S20/0784	<p>Applicant: Mr & Mrs Mason Address: 11 Rockingham Close, Market Deeping, PE6 8BY</p> <p>Single Storey Side & Rear Extension.</p> <p>App Type: Householder Date Received: 19th May 2020 Decision Date: 21st July 2020</p>	Permission Granted.
S20/0951	<p>Applicant: Mr James Shackell Address: 60 Lady Margaret's Avenue, Market Deeping, PE6 8JA</p> <p>T1 ash tree, to repollard to the previous cut points.</p> <p>App Type: Tree Preservation Order Date Received: 15th June 2020 Decision Date: 21st July 2020</p>	Permission Granted.
S20/0096	<p>Applicant: Mr Christopher Halley Address: The Granary, High Street, Market Deeping, PE6 8AT</p> <p>Replacement of 65mm plastic downpipe with 105mm plastic downpipe.</p> <p>App Type: Listed Building Consent Date Received: 21st January 2020 Decision Date: 22nd July 2020</p>	Permission Granted.
S20/0945	<p>Applicant: Gray Address: 6 Hawthorn Close, Market Deeping, PE6 8LH</p>	Permission Granted

	<p>First floor extension over the existing double garage.</p> <p>App Type: Householder Date Received: 15th June 2020 Decision Date: 28th July 2020</p>	
S20/1059	<p>Applicant: Mr Peter Grey Address: 5 Florence Way, Market Deeping, PE6 8PG</p> <p>Approval of details of Condition 4 (Landscaping) of Planning Permission S20/0550</p> <p>Date Received: 2nd July 2020 Decision Date: 29th July 2020</p>	Approval Granted.

43 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)

Cllr Brookes informed members that work on the access onto Linchfield Road was due to start imminently. Cllr Redshaw commented that it was important to be aware of any changes to the footpaths within the development to ensure that things were progressed as they should be.

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

No further progress had been made on these matters.

Highways

45 For members to receive an update on the report to LCC, "Road Maintenance and Sustainable Transport Improvements in Market Deeping" and to discuss the possibilities locally to promote more active travel.

Cllr Brookes informed members that in the first tranche of government funding Lincolnshire County Council had managed to secure £100K for Countywide improvements. The second tranche of funding would potentially provide a much larger pot for Lincolnshire (approx. £800K) but this would ultimately be dependent on the quality of the bid submitted by the County Council. Cllr Brookes considered that the measures highlighted in the Town Council report were relevant and he was optimistic that consideration would be given to the suggested

temporary measures when the funding was secured. Lincolnshire County Council would need to spend any secured funds by the end of this financial year so it was likely that any measures, once agreed, would be implemented quickly.

Members agreed to further consider more strategic active travel possibilities at future meetings and to continue to highlight the need for cycling & walking measures to be incorporated within all new developments.

46 For members to receive an update on the review of the Council’s current bus stop provision/condition

Cllr Hembrow put forward the prepared tender document for the repair and refurbishment of the town’s nine bus shelters. It was proposed by Cllr Brookes, seconded by Cllr Davis and **RESOLVED** unanimously to seek approval from the Full Council for the tender document to be issued.

47 For members to review reported highway issues

The Deputy Clerk had circulated a copy of the Highways Issues report prior to the meeting:

Highway Issues – Planning & Highways Committee –up to 5th August 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 07/07/2020 – PCC identified bridgeworks as high priority within

				the 3year construction works programme. Site investigations will be required but works should be completed within 2 years. PCC will provide updates as and when available. Special thanks to Cllr Hembrow for his report.
7	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 8th August 2020.
8	Damaged water drain cover to the rear of Domino's Pizza	24/06/2020 04/08/2020	LCC Anglian Water	29/06/2020 – Investigating 01/07/2020 – Not LCC's responsibility. Response awaited.
9	Church Street opposite The Avenue - Very poor state of repair.	22/07/2020	LCC Ref 373930	23/07/20 – Investigating 23/07/20 – In Progress
10	Church Street opposite the Post Office	22/07/2020	LCC Ref 373931	23/07/20 – Investigating 23/07/20 – In Progress
11	Halfleet (btwn St Guthlac's Church and Towngate) – Significant carriageway deterioration.	22/07/2020	LCC Ref 373932	23/07/20 – Investigating 23/07/20 – In Progress
12	Godsey Lane near the zebra crossing – pothole/dip in centre of the carriageway	22/07/2020	LCC Ref 373933	23/07/20 – Investigating 23/07/20 – Action Scheduled 30/07/20 – FIXED
13	Corner of Bramley Road & Godsey Lane – poor state of repair causes fall.	29/07/2020	LCC Ref 374253	29/07/2020 – Investigating 31/07/20 – In Progress
14	Resident reports that the street light opposite 15 Park Drive is not working.	03/08/2020	SKDC	03/08/20 – email sent

Members were pleased to see that several issues raised by the Town Council had been addressed.

Conservation Area

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

Correspondence had been received from the Conservation Officer in relation to the roofing issue on the renovation work underway on the former Hop Kweng property. SKDC and the developers are currently in discussions following use of the incorrect roofing materials and a resolution is being sought. SKDC has agreed to keep the Town Council informed.

49 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 9pm. The next virtual meeting of the Planning & Highways Committee will be held on Wednesday 2nd September 2020 at 7pm.

Chairman signature.....

Date.....