

Minutes of a meeting of Market Deeping Town Council's Planning and Highways Committee held on Wednesday 7th August 2019 at 7pm in the Town Hall, Market Deeping. Cllr Brookes presided over Cllr Davis, Cllr Hembrow, Cllr Mrs Redshaw, Cllr Lester, Cllr Shelton, Cllr Yarham and the Deputy Clerk. Mr William Tse, a representative of InvestSK, and ten members of the public were also in attendance.

26 Chairman's Welcome

The meeting opened at 7pm. Cllr Brookes welcomed everyone to the meeting and acknowledged the large public presence. As, without exception, all the members of the public were in attendance in relation to the possible residents parking scheme for Stamford Rd/Church Street/High St, Cllr Brookes stated that the agenda item regarding this matter would largely be covered in the public session. Cllr Brookes invited the residents to speak regarding their concerns.

Cllr Brookes informed the members of the public of the following:

- Correspondence had been received from South Kesteven District Council regarding the process involved, however, resident's parking zones are considered to be a relatively low priority for Lincolnshire County Council.
- Any scheme put forward for consideration would require the support of the South Kesteven Cabinet members in addition to high levels of support from the residents within the scheme.
- The Town Council is now in receipt of the District Council questionnaire necessary for undertaking consultation.
- Once the extent of the scheme is agreed, the questionnaire will be circulated amongst those affected properties/businesses.
- A high questionnaire response rate is required, with 60% of responses needing to be in support of the scheme.
- Lincolnshire County Council will also require a parking survey to be undertaken to provide further justification for a scheme.
- Currently there is only one resident's parking zone within South Kesteven and this is in Stamford.

Cllr Brookes thanked the members of the public for their attendance and invited Mr William Tse from InvestSK to give a short presentation on the new Wayfaring signs proposed for the market towns within the South Kesteven District, and more specifically the proposals for Market Deeping. Questions were invited throughout the presentation. Cllr Brookes thanked Mr Tse for his presentation and the public session closed at 8.20pm.

27 Apologies for Absences

There had been no apologies received prior to the meeting.

28 To Receive Declarations of Interest under the Localism Act 2011

There were no Declarations of Interest.

29 Minutes From the Meeting dated Wednesday 3th July 2019.

Cllr Brookes asked the committee if they were to accept the minutes of the meeting dated Wednesday 3rd July 2019. It was proposed by Cllr Brookes, seconded by Cllr Lester and **RESOLVED** unanimously that the minutes should be signed as a true and accurate record of the meeting. The minutes were signed accordingly.

30 Clerk's Report

Members had received a report prior to the meeting.

Minute No	Update
12	With regard to the external paint colour used by The Square, an SKDC Planning Officer has advised the Clerk that, as the paint colour change was significant, an application for building consent would need to be submitted retrospectively by the proprietor. An SKDC officer is currently advising the Proprietor in relation to such an application. Once submitted the Town Council will be consulted as part of the Parish Consultation procedure.
12	A response has been received from the Clerk at Stamford Town Council with regards to dealing with A-board advertising. It stated that unfortunately LCC Highways do not support their view that all A Boards should be removed and that LCC continue to be reluctant to take action due to the bad press it will draw.
23	A request has been sent to SKDC for information on the S106 Agreements currently in place in Market Deeping. This information has now been largely received and emailed to members, with details of one Agreement still outstanding. Hard copies can be provided on request.

31 Correspondence to be Noted

Correspondence to be Noted – Planning & Highways Committee – 7 th August 2019				
No.	Received from	Date Received	Subject	Committee Response
1	LCC Councillor	04/07/2019	Report on highways issues inc: Meadow Road – job with contractor, awaiting a programme date Towngate East – road closure has been applied for in order to do a large patch of repair Linchfield Road – Current potholes planned to be filled commencing 1 st July but delayed a few weeks due to repairs needed following the flooding at Wainfleet. Currently on the 2020/21 list for more significant patching work.	Noted.
2	BSE & EWest LCC	09/07/2019	Update re bollard repair – confirmation that contractor has been instructed to replace the bollards but reinstatement date not yet known.	Noted.
3	Resident of Tithe Farm Pastures	09/07/2019	Concerns regarding the proposed petrol station development adjacent to the A15/A1175 roundabout	Noted.
4	District Councillor	15/07/2019	Copy of email correspondence between District Councillor and SKDC Planning Officer regarding the process for the consideration of a residents parking zone	Noted.
5	SKDC Officer	16/07/2019	Agenda for Planning Committee meeting to be held on 24 th July 2019	Noted.
6	Planning Inspectorate	22/07/2019	Inspector's final decision documents re Footpath No 4	Noted.

7	SKDC Officer	25/07/2019	Minutes of the Planning Meeting held on 24 th July 2019.	Noted.
8	Officer, Rotherham MBC	25/07/2019	Briefing note and accompanying brochure explaining the Council's 'River of Flowers', wildflower verge planting scheme.	Noted.
9	SKDC Officer, forwarded by District Councillor	31/07/2019	Copy of SKDC Parking in Residential Areas Questionnaire for residents	Noted.
10	Linc CC Officer	01/08/2019	Copies of Inspectors Final Creation and Extinguishment Orders for Footpath 4 and Notices of Confirmation.	Noted.
11	Resident of Church St, Market Deeping	01/08/2019	Registering an interest for the meetings to discuss parking issues in Market Deeping	Noted.
12	Resident of Market Deeping	06/08/2019	Reporting and expressing concern that the potholes on Meadow Road have still not been repaired.	Noted.

32 Correspondence to be Acted Upon

Correspondence to be Acted upon – Planning & Highways Committee – 7 th August 2019				
No.	Received from	Date Received	Subject	Committee Response
1	Planning Support, SKDC	31/07/2019	Comments invited on further information submitted for Planning Ref PL/0126/18 Mineral Site: West Deeping Quarry, King Street, West Deeping	The members wish to submit no further comments.
2	Planning Support, SKDC	01/08/2019	Comments invited on further information submitted for Planning Ref PL/0015/19 Extension to West Deeping Quarry	The members wish to submit no further comments.
3	LCC Councillor	02/08/2019	Date of meeting to discuss residents parking and other highways issues – Wednesday 18 th September at 10am at SKDC. Confirmation of attendance requested.	Cllr Yarham expressed his wish to attend.
4	Cllr Moran	06/08/2019	Quotation received for Marquee hire for this year's Christmas Market	Members requested two further quotations to be sought to comply with the Town Council's Financial Regulations.

33 Omega Report: Review of performance to date, budget/expenditure/income

Members agreed that the scope of the 'bus shelter' budget line be widened and renamed 'street furniture' to enable other items to be included. Members requested that the process for acquiring quotations for the grass cutting contract begin.

Planning

34 To consider the planning applications up to 7th August 2019, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S19/1166	<p>Applicant: Mr Frazer Stannard Molecey House and Mill and The Granary, Stamford Road, West Deeping, PE6 9JD</p> <p>Listed Building Consent for works relating to Change of Use from residential to mixed use including residential and wedding and events venue, civil ceremonies and reception and the temporary use of a marquee, including creation of a new access and designated car parking. Application Type: Listed Building Consent</p>	Members welcomed and fully supported this development and considered it to be a wonderful asset to the area. Members suggested that consideration be given by LCC to the lowering of the speed limit on the main road to 40mph to offset any risk posed by the increase in traffic turning into and out of the site.
S19/1186	<p>Applicant: Mr Abdul Kachra 118 Church Street, Market Deeping, PE6 8AL</p> <p>Change of Use of premises from offices (B1A) to residential (C3) Application Type: Full Planning Permission</p>	Members expressed concerns regarding the lack of parking provision, the lack of amenity space and space for refuse. The members highlighted the need to ensure that the correct building materials for the new change of use would be used but recognised this would be covered by the Building Regulations.
S19/1327	<p>Applicant: Mr George Freeman 16 Windsor Gardens, Market Deeping, PE6 8FX</p> <p>Reduction of Ash Tree Application Type: Tree Preservation Order</p>	No comments submitted.
S19/1265	<p>Applicant: Mr Paul Samusz 29 Towngate West, Market Deeping, PE6 8DG</p> <p>Demolition of existing attached garage and erection of 2 storey extension. Application Type: Householder</p>	Members had no objections to this proposal.
S19/1369	<p>Applicant: Mr David Turner 20 Beech Close, Market Deeping, PE6 8LL</p> <p>Erection of a bungalow and garage. Application Type: Outline Planning Permission</p>	Members objected to this proposal as they considered it to be an overdevelopment of the land. Access to the development is shown to be over green space which does not appear, from the submitted plans, to be in the applicant's ownership. The proposed

		access would also cause the loss of this amenity and also the loss of parking spaces for local residents.
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35 Planning applications and their results received up to the 7th August 2019

Ref No.	Application details address	SKDC Decision
S19/0536	Applicant: Mr Steven Weston 48 Church Street, Market Deeping, PE6 8AL Date Received: 19 th March 2019 Decision Date: 12 th July 2019 Internal alterations of Listed Buildings	Approved.
S19/0944	Applicant: Mrs Elizabeth Noble The Deepings Community Library, Wake House, 86 High Street, Market Deeping Date Received: 24 th May 2019 Decision Date: 12 th July 2019 Installation of directional sign	Approved.
S19/0854	Applicant: Sense, The National Deaf/ Blind or Rubella Association Manor Court, The Manor House, 72 Church St, Market Deeping Date Received: 28 th May 2019 Decision Date: 17 th July 2019 Change of Use from a 5 person group house with supported living to a D1 Day Centre	Approved.
S19/0974	Applicant: Mrs A Robertson 2 Beech Close, Market Deeping PE6 8LL Date Received: 29 th May 2019 Decision Date: 15 th July 2019 Erection of single storey/ side/rear extension	Approved.
S19/1016	Applicant: S19/1016 16 Millfield Road, Market Deeping, PE6 8AD Date Received: 6 th June 2019 Decision Date: 23 rd July 2019 Proposed new garage, alterations to front porch, and single storey rear extension.	Approved.

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

Cllr Brookes stated that it important that the Town Council is aware of any issues arising with regard to compliance as developments progress.

a) Persimmons Homes, Godsey Lane

Members were informed that information is still awaited regarding details of the roads to be adopted. There are no further issues to report at this time.

b) Larkfleet Homes Development, Northfield Road

There are no issues to report at this time.

c) Housing Development, Halfleet/Towngate East

There are no issues to report at this time.

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

There are no issues to report at this time.

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

Members had received copies of Section 106 Agreements. Cllr Mrs Redshaw stated that the agreements make interesting reading and enquired if it was known how the moneys from the Persimmons Section 106 Agreement relating to the Community Centre, had been spent. Cllr Brookes replied that SKDC should have a record on how the funds had been distributed. Members considered it important to identify how moneys were originally allocated in order that any anomalies in expenditure can be identified. Cllr Brookes stated that there was also an ongoing need to identify trigger points during the developments at which contributions should become available. This would enable the Town Council to be more pro-active.

Highways

38 For Members to consider future maintenance of highway verges

The Deputy Clerk informed members that information had been received from Rotherham Council as to how they had gone about creating the wildflower verges that they had aptly named 'the river of flowers'. As Cllr Miss Moran had requested this item but was not present, members decided to defer this matter until the September meeting. Members requested that Cllr Miss Moran identify which specific verges she would like the Committee to consider for wildflower planting.

39 For Members to receive an update on proposals for the partial closure of Cross Road

The Deputy Clerk informed the Committee that negotiations between Lincolnshire County Council and landowners were still ongoing, and that Lincolnshire CC would continue with the rolling stop order until an agreement had been reached. Cllr Lester enquired whether the Town Council should support its continued access for foot traffic and cyclists. Cllr Brookes stated that the Town Council did in fact support the maintaining of access for cyclists and pedestrians and had submitted comments to that effect during the consultation period.

40 For Members to receive an update on the possible residents parking scheme for Stamford Road/Church Street/High Street

The Deputy Clerk informed the members that Cllr Trollope-Bellew from LCC had arranged a meeting to discuss this matter and any other highways related matters within Market Deeping. The Clerk would notify Cllr Trollope-Bellew of those Cllrs wishing to attend. Cllr Yarham stated that he wished to be in attendance. Cllr Davies enquired as to which body would manage the consultation process. Cllr Lester proposed that a covering letter and the questionnaires be delivered by the Town Council, with a 14 day return date, to properties and businesses along:

- Stamford Rd, as far as Tattershall Drive
- Church Street, as far as the gravel driveway to the Cemetery
- High Street as far as the Godsey Lane Roundabout; and
- Lincoln Road (as far as the Bridge).

This was seconded by Cllr Davies and RESOLVED unanimously.

41 For Members to consider the following matters pertaining to Market Deeping Footpath No 4

a) To receive a report on progress of the 2017 Creation and Extinguishment Orders

The Deputy Clerk informed the Committee that the Public Notices regarding these Orders had been received and were due to be displayed in the Council Notice from 8th August 2019 to 20th September 2019.

b) To consider the provision of litter bins along the footpath between Tesco and Jubilee Drive

Due to time constraints, this matter was deferred for consideration at the next meeting of the Planning & Highways Committee.

c) To consider that the Town Council seeks to secure land adjacent to the route at Jubilee Drive/Windsor Gardens to enable potential future improvements

Due to time constraints, this matter was deferred for consideration at the next meeting of the Planning & Highways Committee.

42 For Members to review reported highway issues

The Deputy Clerk informed Members that a complaint had been received from a member of the public regarding the missing stone slabs and areas of tarmac infill on the footpaths in the Market Place following work undertaken by utility companies. Photographs have been taken and this matter has now been reported to Lincolnshire County Council for their investigation.

Conservation Area

43 For members to review any matters in the area

Members continue to be concerned about the amount of unauthorised A-Board advertising within the town, and also the increasing amount of furniture being placed on the footpaths by traders. Cllr Lester suggested that an appropriately worded letter should be sent to these businesses to remind them that these items are not permitted. Cllr Brookes agreed to draft such a letter and present it to the next meeting for Committee consideration.

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

Cllr Lester proposed, Cllr Yarham seconded, to accept Option 1 of InvestSK Wayfaring signage proposals for the replacement of the finger post in the centre of the town with the proposed LED-lit monolith style tourist information map. This was rejected by the Committee with 3 votes in favour and 4 votes against.

Cllr Mrs Redshaw proposed that any new tourist information map be placed on the reverse of the existing South Kesteven District Council notice board sited in the Market Place. This was seconded by Cllr Davies and **RESOLVED** by a 4 votes for, and 3 votes against majority vote.

There being no other business, Cllr Brookes closed the meeting at 9.50pm. The next meeting was scheduled for Wednesday 4th September 2019 at 7pm.

Chairman signature.....

Date.....