

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 6th March 2019 at 7pm in the Town Hall, Market Deeping. Chairman Cllr Brookes presided over Cllr Miss Moran, Cllr Shelton, and District Councillor Ashley Baxter. The Deputy Clerk and eight members of the public were also in attendance.

145 Chairman's Welcome

Cllr Brookes welcomed everyone to the meeting and invited members of the public to speak in turn firstly regarding the parking issues on Stamford Road, and secondly, regarding the proposed development of the Old Coach House, Market Deeping. Their collective concerns, for the consideration of the committee, were as follows:

a) Regarding the parking issues along Stamford Road:

- The problem has existed for a number of years as there is physically very limited space per property. Pulling out into traffic is difficult and the approved development of the Riverside Garage, possibly with double yellow lines will further reduce the space for parking.
- Currently, non residents are parking there all day and sometimes overnight. A residents parking scheme would be welcomed but there are concerns that this would not be enforced.
- The Saturday Market will exacerbate the problems as more people will be looking to park, rather than walk.
- The problem is not exclusively Stamford Road, but also Church Street and the High Street.

b) Regarding the current submitted planning application (S19/0204) for the proposed development of The Old Coach House:

- There was surprise and disappointment that the Town Council was not objecting to the proposals as this is a key local commercial space and the priority must be to maintain the function of the town centre.
- Based on the National Planning Policy there appears to be 4 areas where this application appears contrary. These include the loss of a Public House without evidence to say that it is not viable, the need to retain available ground floor retail area particularly as Market Deeping is expanding, the fact that there has been no heritage assessment, and insufficient parking provision to support this development.

Cllr Brookes thanked the members of the public for their representations, and stated that the Town Council will be sending further comments to SKDC in relation to the Coach House planning application and would include within the comments, those issues raised at this meeting.

146 Apologies for Absences

There were apologies for absence from Cllr Colin Gamble and Cllr Chris Davies.

147 To receive declarations of interest under the Localism Act 2011

There were no Declarations of Interest

148 Minutes from the meeting dated Wednesday 26th February 2019.

Cllr Brookes asked the committee if they were to accept the minutes of the meeting dated Wednesday 6th February 2019. It was proposed by Cllr Brookes, seconded by Cllr Moran and **RESOLVED** unanimously that the minutes could be signed as a true and accurate record of the meeting. The minutes were signed accordingly.

149 Clerk's report on matters arising from the meeting dated 2nd January 2019

Members had received a report prior to the meeting.

| Minute No | Update |
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| 97 (8) | Cllr Rosemary Trollope-Bellew has enquired, on our behalf, regarding the repair to the bollards. The job is planned, but as it is not an emergency, and there are no resources available, the works will not be done anytime soon. |
| 130 | As reported in the previous minutes a request has been made to LCC requesting clarification on which roads within the Persimmon Estate are to be formally adopted by LCC. A reply has been received which states that there are no S38 agreements currently in place with LCC to adopt the roads. They have advised us to contact Persimmons Homes to clarify this. An email has, therefore, been sent to Melanie Hicks from Persimmons legal department requesting clarification. |
| 130 | With regards to the extension of the Conservation Area and the possibility of Market Deeping being covered by an Article 4 Directive, Cllr Redshaw has asked for a meeting with Ian Wright, the Conservation Officer. Their meeting will take place on 14 th March. |
| 143 | Regarding measures to prevent unauthorised access to Cross Road, notification has been received of an extension to the temporary closure covering the period up to 20 th March. A proposal for stopping up Cross Road permanently is currently being considered as a way forward by Lincolnshire County Council. |
| 144 | Notification of the proposed street names for Area D of the Larkfleet housing development off Northfield Road has been received. The developers have proposed Harrier Way, Vulcan Drive, Hurricane Road, Tornado Way and Hawk's Drive. At least two of these names are required for Area D with possibly more names being used for the courtyard type areas. Any spare names could be used in future phases of the development. |
| 119 | The renewal of the Parish Agreement with LCC whereby MDTC and DSJPC jointly take responsibility for the Urban Highway Verge Cutting for 2019/2020 has now been signed. |

Members requested that the matter regarding the bollards in the town centre be further looked at, in particular, whether it would be possible to employ a private contractor to carry out the repair work.

150 Correspondence

| Correspondence – Planning & Highways Committee – March 2019 | | | | |
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| No. | Received from | Date Received | Subject | Committee Response |
| 1 | Jo Toomey SKDC | 12/02/2019 | Minutes of the Development Management Committee Meeting held on Tues 5 th February 2019 | Noted. |
| 2 | Tina Featherstone LCC Highways | 12/02/2019 | Public Notice of Traffic Regulation Order (market Deeping – Willoughby Ave) (Prohibition of Waiting) Amendment Order 20 | Noted. |
| 3 | Network Management Compliance, LCC | 8/02/2019 | Notification of Emergency Road Closure of Cross Road for period 6/2/19 to 27/2/19 for essential maintenance works. | Noted. |

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| 4 | Jo Toomey SKDC | 18/02/2019 | Agenda for the Development Management Committee Meeting to be held on Tuesday 26 th February 2019 | Noted. |
| 5 | Julie Perkins EMCLH | 19/02/2019 | Community-Led Housing - Summary report and actions to be taken. | Noted. |
| 6 | British Weights and Measures Association | 15/02/2019 | Request for all Councils to ensure compliance with TSRGD2016 (Schedule 18, part 3) which states that the imperial units of yards and miles (and fractions thereof) are to be used as units of distance on pedestrian signage. This includes all pedestrian signs for local facilities, leisure facilities and tourist destinations. | Noted. |
| 7 | Mandi Robinson, Network Regulation Compliance Manager, LCC | 25/02/2019 | Notification of Emergency Road Closure Amendment: Cross Road (Towngate East to A16). Closure now extended to finish 20 th March 2019. | Noted. |
| 8 | Abbie Skinner, LCC | 25/02/2019 | Information circular regarding procedure for requesting Traffic Regulation Orders. | Noted. |
| 9 | Legal Services, LCC | 06/02/2019 | Presented and supported at Full Council on 13 th February – LCC Proposal to stop up the public highway rights over Cross Road. | Noted. |
| 10 | Cllr Ashley Baxter | 26/02/2019 | Copy of email sent to SKDC Planning re Cllrs Baxters request to call-in Planning Application S19/0204. | Noted. |
| 11 | Jo Toomey SKDC | 25/02/2019 | Agenda for the Development Management Committee Meeting, Tuesday 5 th March 2019 | Noted. |
| 12 | Dev. Planning Support SKDC | 21/02/2019 | Adjacent Parish Council Consultation Planning Reference: PL/0015/19 – Extension to West Deeping Quarry. Comments required. | No comments. |
| 13 | Dev. Planning Support SKDC | 22/02/2019 | Adjacent Parish Council Consultation Planning Reference: PL/0126/18 – Periodic Review. Application for the determination of new (updated) conditions to which a mineral site is to be subject. Comments required. | No Comments. |
| 14 | The Retreat, Deeping Gate | 25/02/2019 | Copy of comments sent to SKDC relating to Planning Application S19/0204 The Old Coach House. | Noted. |
| 15 | Tina Featherstone, LCC | 27/02/2019 | Notification of Public Notice to be advertised in the press relating to the temporary restrictions in Market Place | Noted. |
| 16 | Julie Fortnam, DSJPC | 26/02/2019 | Grass Cutting quote received from EnvironmentSK for information. | Noted. |
| 17 | Market Deeping Resident | 25/02/2019 | Concerns were raised regarding speeding vehicles along the High Street and possibility of | Resident's concerns were noted. Enquiries to be made regarding |

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| | | | monitoring the current situation. | monitoring. |
| 18 | Jo Toomey SKDC | 01/03/2019 | Supplement: Additional items issued to the agenda for meeting on 5 th March 2019 | Noted. |
| 19 | Jo Toomey | 01/03/19 | Minutes from the Development Management Committee Meeting held on Tues 26 th February 2019 | Noted. |
| 20 | Resident of Market Deeping | 05/03/19 | Request for the wide verge outside of their property on junction of Towngate East to be made good following lengthy use by construction and utilities vehicles. Park Keepers have agreed to scatter grass seed. | Noted. |

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

Members discussed what should happen with the unused allocation of £2500 set aside for the Christmas Market. It was considered important that the money should remain within the Committee, therefore it was agreed that the money should be transferred to the earmarked reserves under a cost centre heading of Christmas Market. This would then be available in future years either to cover any Christmas Market shortfall or, subject to further discussions, be re allocated for future Planning and Highways Committee led projects.

Planning

152 To consider the planning applications up to 6th March 2019, as per SKDC Weekly Planning lists

| Ref. no | Application details and address | MDTC response |
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| S19/0149 | Applicant: Mr Wyatt 58 Church Street, Market Deeping, PE6 8AL Crown reduce Ash tree by 2-3m App Type: Trees in CA – Section 211 Notice | No objection. |
| S19/0174 | Applicant: Mr James Orford 16 Meadow Road, Market Deeping, PE6 8PF Erection of 2m fencing to boundary. App Type: Householder | Object on the basis of Policy EN1 – the protection and enhancement of the character of a district. In this instance the proposals would be visually intrusive to the neighbouring properties and would have a detrimental effect on the streetscape as a whole. |
| S19/0329 | Applicant: Mrs Charlotte Chapman Bentley Business Park, Unit K, Blenheim Way, Northfields Industrial Estate, Market Deeping, PE6 8LD Change of use of premises from A1 to a physiotherapy clinic (Use Class D1) App Type: Full Planning Permission | No objection. |
| S19/0451 | Applicant: Mr Briggsfish 12 Stamford Road, Market Deeping, PE6 8AB Fell Yew Tree App Type: Trees in CA – Section 211 Notice | No objection. |

153 Planning applications and their results received up to the 6th March 2019

| Ref No. | Application details address | SKDC Decision |
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| S18/2332 | <p>Applicant: Mr & Mrs T Smith 15 Clover Road, Market Deeping, PE6 8JU Date Received: 18th December 2019 Decision Date: 11 February 2019</p> <p>Section 73 application to vary condition 2 (approved plans) of planning approval S18/0746 to alter the design of the extension.</p> | Approved. |
| S18/2377 | <p>Applicant: Mrs Charlotte Chapman Physio & Pilates in Motion, 32 Foxgloves, DSJ Date Received: 24th December 2018 Decision Date: 14th February 2019</p> <p>Proposed lawful development to operate as a physiotherapy clinic/ physio-led pilates studio Location: Bentley Business Park Unit K, Blenheim Way, Northfields Industrial Estate, Market Deeping PE6 8LD.</p> | Refused. |
| S19/0057 | <p>Applicant: Mr Stephen Gnash 24 Chestnut Way, Market Deeping, PE6 8LP Date Received: 9th January 2019 Decision Date: 21st February 2019</p> <p>Lawful development certificate (proposed) for the conversion of the interior one side of a double garage into an office space.</p> | Approved. |
| S19/0177 | <p>Applicant: Mrs P Byrd 52 Church Street, Market Deeping PE6 8AL Date Received: 21st January 2019 Decision Date: 21st February 2019</p> <p>Trees in CA Section 211 Notice for Felling of Cherry Tree</p> | Approved. |
| S19/0118 | <p>Applicant: Mr Richard Dawson 70 Church Street, Market Deeping, PE6 8AL Date Received: 21st January 2019 Decision Date: 5th March 2019</p> <p>Trees in CA Area Section 211 Notice of Felling of Ash Tree</p> | Approved. |
| S19/0077 | <p>Applicant: Mr & Mr Cox 10 Hawthorn Close, Market Deeping, PE6 8LH Date Received: 15th January 2019 Decision Date: 4th March 2019</p> <p>Erection of first floor side extension, single storey side and rear extension, garage conversion.</p> | Approved. |

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| S19/0036 | Applicant: Mrs D Green 56 Towngate East, Market Deeping, PE6 8DR Date Received: 7 th January 2019 Decision Date: 4 th March Demolition of existing dwelling and associated buildings, erection of 2 dwellings with associated garages, access and parking areas. | Approved. |
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Highways

154 For members to receive an update on correspondence regarding the Persimmon Estate and to decide next steps.

Following correspondence from Lincolnshire County Council stating that they have received no application for Section 38 Agreements covering the roads within the estate, the Town Council is now seeking clarification from Persimmons legal team to clarify which of the roads within the estate are to be adopted. There appears to be work currently ongoing to inspect the road surfaces.

155 For members to consider the issues relating to the parking on Stamford Road

Following on from the representations given by the members of the public, it was agreed that the first step towards a possible improvement of the situation would be to arrange a meeting, with representation from Lincolnshire County Council, South Kesteven District Council, Market Deeping Town Council and local residents. Cllr Baxter stated that Stamford Road, on its own would not be sufficient to warrant the introduction of a resident's parking scheme, but a wider area encompassing Church Street and sections of the High Street possibly would be. Cllr Baxter also stated that consultation would include both businesses and residents as it is important that any restrictions do not impact negatively on local businesses. Those members of the public present at the meeting were invited to send their contact details to the Town Clerk if they wish to be included in the meeting.

156 Conservation Area: for members to review any matters in the area

The Council is awaiting further information from SKDC regarding a possible application for the Article 4 Directive of the Town and Country Planning Act 1995 for Market Deeping. Cllr Pauline Redshaw is to meet with Ian Wright the Conservation Officer on the 14th March 2019 to discuss this and other matters pertaining to the Conservation Area and the Heritage Chapter of the emerging Neighbourhood Plan. There have been a number of comments received regarding the appropriateness of the colour chosen by The Square eating establishment for their shop front in Market Place. These have been forwarded on to a member of the Conservation Team at SKDC for consideration

157 For members to discuss the prevention of unauthorised encampments on Cross Road

Notification has been received of an extension to the period of time covered by the Temporary Road Closure for Cross Road (Towngate East to A16). It will now run to 20th March 2019. Notification has also been received, as reported in the Full Council meeting on 13th February, of Lincolnshire County Councils intension to consider the permanent stopping up of Cross Road for vehicular traffic. Cllr Brookes reported that he had submitted a request that down grading the road to a bridleway be considered as an alternative to blocking the road completely.

158 For members to agree a suggestion for a naming theme for the Larkfleet 240 houses development off Towngate East

Notification on the names for Area D of the Larkfleet housing development has now been received. Cllr Brookes suggested that as it is the responsibility of the developer to propose the names for the streets, any

input the Town Council wishes to make in terms of influencing the choice of the names, would need to be made much earlier within the development process.

There being no other business, Cllr Brookes thanked the members for attending and the meeting closed at 9.05pm. The next meeting was scheduled for Wednesday 3rd April 2019 at 7pm.

Chairman signature.....

Date.....