

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 3rd July 2019 at 7pm in the Town Hall, Market Deeping. Cllr Brookes presided over Cllr Miss Moran, Cllr Davis, Cllr Hembrow, Cllr Mrs Redshaw, Cllr Lester and Cllr Shelton. Cllr Neilson, Cllr Yarham, the Deputy Clerk, Cllr Mrs Trollope-Bellew (LCC), Cllr Halfhide (Chair of Langtoft PC), Cllr Hallam (Vice Chair of Langtoft PC) and two residents of Tithe Farm Pastures were also in attendance.

12 Chairman's Welcome

The meeting opened at 7pm. Cllr Brookes welcomed everyone to the meeting and invited the Chair and Vice Chair of Langtoft Parish Council and the members of the public to speak regarding their issues of concern. All spoke in turn with regard to Planning Application S18/2263 for the erection of roadside services to include a petrol filling station with ancillary retail floor space at land adjacent to the A15/A1175 roundabout, Peterborough Road, Market Deeping. Their collective concerns were as follows:

- There is currently a heavy flow of traffic along this road day and night. This development would generate more traffic.
- The location of the proposed development is currently a Greenfield site and should be protected as such and a previous planning application on an adjoining paddock had been refused for that reason. An SKDC Officer had stated that it would be a good development to generate employment; however, only 4 parking spaces allocated for staff, and 24 spaces allocated for visitor parking. The quoted 25 equivalent full time jobs does not justify the loss of the green belt around Market Deeping.
- The development would forever transform Market Deeping into an industrial town and potentially set a precedent for further industrial expansion on adjacent and surrounding areas.
- Despite the development's proposed location being in close proximity to Tithe Farm Pastures, the residents were not informed directly from SKDC, and have struggled to get information from them.
- Cambridgeshire are aggressively protective of their Greenfield sites, yet SKDC appear to be actively encouraging development of them.
- There are already 6 petrol stations within a five minute drive of Market Deeping. There is not a demonstrable need for more.
- The benefits to the people and economy of Market Deeping are questionable as this would not bring people into the town centre but cater for passing trade. It may even lead to the closure of the town's current fuel station which is located in the heart of the town, and in a location which does attract people to stay and shop. The development is primarily developer driven rather than community driven.
- The road layout is clearly unsafe. The design of the access/egress and its proximity to the A1175/A15 roundabout, in addition to the high volume of vehicles and high vehicle speeds coming from Langtoft, would make both the right turn in and the right turn out dangerous. Vehicles turning left into the fuel station would also be at risk as vehicle speeds increase on exiting the roundabout.
- There are more appropriate sites within Market Deeping for example within or adjacent to the existing industrial area.

Councillor Brookes thanked the members of the public for their representations.

13 Apologies for Absences

There were apologies for absence from Cllr Miss Collins.

14 To Receive Declarations of Interest under the Localism Act 2011

There were no Declarations of Interest.

15 Minutes From the Meeting Dated Wednesday 5th June 2019.

Cllr Brookes asked the committee if they were to accept the minutes of the meeting dated Wednesday 5th June 2019. It was proposed by Cllr Brookes, seconded by Cllr Moran and **RESOLVED** unanimously that the minutes should be signed as a true and accurate record of the meeting. The minutes were signed accordingly.

16 Clerk's Report

Members had received a report prior to the meeting.

Minute No	Update
155	With regard to investigating the feasibility of a residents parking scheme along Stamford Road/ Church St/High St, a date for a meeting with the highways manager and cabinet minister is still awaited. Cllr Rosemary Trollope-Bellew will advise when this has been set up. One request from a resident wishing to be involved in the discussions has been received.
	Regarding sponsorship of the town roundabout, the Clerks have requested information about the procedure for doing this. An LCC Officer has informed the Clerks that any signage placed on the roundabout would need planning permission from SKDC and also would need to comply with LCC guidelines on size, placement, style etc. There would also need to be an agreement made regarding payment of the associated costs of the upkeep of the roundabout.
177 (1)	The Clerk has put forward Cllr Miss Moran and Cllr Miss Collins for the Community Speed Watch training. There is to be a training session on Monday 8 th July at 11am in Spalding. Cllr Miss Moran is available to attend.
8	Further to Cllr Davis request for information on the testing of the defibrillator, checks are carried out weekly by Town Council Staff and items replaced in line with recommendations and expiry dates.
12	A request for clarification has been made to SKDC Conservation Officer regarding the external paint colour used by The Square. A response is awaited.
12	A request has been sent to the Clerk at Stamford Town Council regarding the most effective way of dealing with A-Board advertising. A response is awaited.
	Possibly following on from a MDTC request for more traffic warden patrols in the High Street parking areas, a Traffic Warden was seen issuing tickets during the week ending 28th June.
	A request was made to Cllr Moran for the purchase and siting of a mirror on the highway near to the church on Church Street to aid visibility for those vehicles exiting The Avenue. The resident was informed that LCC no longer allow the introduction of any new mirrors on the highway, in line with national guidelines.

17 Correspondence to be Noted

Correspondence to be Noted – Planning & Highways Committee – July 2019				
No.	Received from	Date Received	Subject	Committee Response
1	Network Regulation & Compliance, LCC	09/05/19	Temporary Road Closure for Essential Maintenance Works. Blenheim Way/Towngate East/Whitley Way. Period of closure as and when required between 24/06/19 and 17/07/19.	Noted
2	LCC, Surfacing & Patching	17/05/2019	Advanced notification of road improvements: Blenheim Way – Carriageway resurfacing works 24 th June – 3 rd July 2019	Noted
3	Officer, SKDC	12/06/2019	Minutes of the Planning Committee held on 29 th May 2019	Noted
4	Resident of Meadow Road	13/06/2019	Concern over the potholes on Meadow Road.	Noted
5	Resident of Church St	19/06/2019	Expressing wish to be involved in discussions regarding parking issues along Stamford Road/Church St	Noted
6	Officer, SKDC	20/06/2019	“Additional Items” to the agenda for the Planning meeting on Wednesday 26 th June	Noted
7	Fwd from Cllr Davis	21/06/19	Copy of expediency report for property in Market Deeping received from SKDC	Noted
8	Officer, SKDC	27/06/19	Minutes of the Planning Committee meeting Wednesday 26 th June 2019.	Noted
9	Network Regulation & Compliance, LCC	02/07/2019	Temporary Traffic Restriction: Deeping St James/Market Deeping. <u>Location:</u> Market Place, High Street, Bridge Street, Deeping Gate Bridge, Church Street <u>Period of Restriction:</u> 0600 – 1800 hrs Date: 4 th August 2019 <u>Reason:</u> Deepings Raft Race	Noted
10	Resident of Tithe Farm Pastures	03/07/19	Points raised in relation to the Planning Application for BP Filling Station on the outskirts of Market Deeping	In light of further public representations, members agreed to write again to SKDC re Planning App S18/2263, and further stress the issues and concerns relating to the siting of this proposed development and the concerns regarding the

				access/egress.
11	SKDC Officer	03/07/19	Guidance and regulations regarding Roundabout Sponsorship	Noted

18 Correspondence to be Acted Upon

There were no items of correspondence to be acted upon.

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

Members agreed that there needs to be a line included in next year's budget to cover the ongoing costs of the defibrillator.

Planning

20 To consider the planning applications up to 3rd July 2019, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S19/1016	Applicant: Mr & Mrs Clifton 16 Millfield Road, Market Deeping, PE6 8AD Proposed new garage, alterations to front porch, and single storey rear extension Application Type: Householder	Members were concerned regarding the impact that the garage would have on the visual amenity of the street. Members recommended that the garage be set further back from the entrance to the plot. Members also recommended that the roof of the garage be changed from a flat roof to a pitched roof as this would be more on keeping with the neighbouring properties.
S19/0944	Applicant: Mrs Elizabeth Noble The Deepings Community Library, 86 High Street Installation of Directional Sign Application Type: Advertisement Consent	Members objected to the style of the sign and considered it to be detrimental to the visual amenity of the street in terms of style, placement and height.
S18/0853	PLANNING APPEAL Applicant: Mrs P Byrd 52 Church Street, Market Deeping APPEAL against REFUSAL of Planning Consent for Erection of two Bungalows and Access.	Members adhered to the Town Council's previous comments on this application in terms of concerns regarding access to the new properties, parking for the existing property and the need to evaluate the proposals for the existing property as part of this application process. Members considered that the proposals would be an over development of the site and noted that there are no similar developments of properties within the Conservation Area along Church Street.
S19/1106	Applicant: Mr D Mee Land at Spitfire Park, Market Deeping, PE6 8GY Erection of 7 industrial units (B1, B2, B8) and associated parking. Application Type: Full Planning Permission	Members recommended that the proposals incorporate screening, by means of appropriate planting, to separate this proposed development from the adjacent planned housing development to the east of the site. Members recommended that the permitted

		<p>usage of the development is restricted to use class B1 and B8, and not B2. Members had considerable concerns regarding the impact that use class B2 would have on the residents of adjacent housing development.</p> <p>Members recommended the incorporation of footpaths on both sides of the entrance to the proposed development that link into the existing footpaths to aid pedestrian movement.</p> <p>Members recommended that a reduction in the speed limit be considered on Northfield Road to lessen the safety implications of the greater number of turning traffic that would be generated by this proposal.</p>
S19/1081	<p>Applicant: Mr & Mrs Ben Wilson 3 Lime Tree Avenue</p> <p>Single storey extension to rear Application Type: Householder</p>	No objection.

21 Planning applications and their results received up to the 3rd July 2019

Ref No.	Application details address	SKDC Decision
S19/0028	<p>Applicant: Mr O Jenkins 5 Duke Meadows, Market Deeping PE6 8PF Date Received: 15th April 2019 Decision Date: 6th June 2019</p> <p>Erection of single storey extension.</p>	Approved.
S19/0769	<p>Applicant: Mr D Clowes 2 Lady Margaret's Avenue, Market Deeping, PE6 8JA Date Received: 29th April 2019 Decision Date: 14th June 2019</p> <p>Erection of a conservatory to the rear of the property.</p>	Approved.
S19/0816	<p>Applicant: Miss Charlotte Dew Land North of Towngate East, East and South of Northfield Road, Market Deeping Date Received: 7th May 2019 Decision Date: 13th June 2019</p> <p>Amendments to layout and house types pursuant to S16/0112 to accommodate the provision of a pumping station and sub-station.</p>	Approved.
S19/0369	<p>Applicant: Mr Lee Markey 19 High Street, Market Deeping PE6 8ED Date Received: 21st February 2019 Decision Date: 13th June 2019</p> <p>Installation of one internally illuminated barber's</p>	Refused.

	lantern and one non illuminated projecting sign.	
S19/0384	Applicant: Mr Lee Markey 19 High Street, Market Deeping PE6 8ED Date Received: 21 st February 2019 Decision Date: 13 th June 2019 Alterations to a listed building comprising of the installation of an internally illuminated Barber's lantern and a non illuminated projecting sign.	Refused.
S18/2026	Applicant: Mr Verrall 62 Meadway Market Deeping PE6 8BE Date Received: 31 st October 2018 Decision Date: 13 th June 2019 Approval of details reserved by Condition 4 (highway works and relocation of bus stop) of S18/0709	Approved.
S19/0872	Applicant: Mr Jonathan Cliffe Bridge House, 6 Bridge Foot, Market Deeping, PE6 8AA Date Received: 15 th May 2019 Decision Date: 2 nd July 2019 Installation of 1 no. non illuminated advertisement sign.	Refused.

22 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.

b) Larkfleet Homes Development, Northfield Road

This development is now underway. Cllrs Brookes and Cllr Davis are keen to meet with the developers.

c) Housing Development, Halfleet/Towngate East

This development is ongoing. There are no issues relating to this development that the Members are aware of.

d) Linden Homes, Linchfield Road

There is currently a reserved matters application awaiting approval. The existing footpath is currently being diverted and there are planned diversions of the power lines.

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

Cllr Brookes informed the Members that he had previously made enquiries, in 2015, as to what Agreements were in place but more recent information was required. It was suggested that the Clerk write to SKDC to ascertain what Section 106 Agreements are in place in Market Deeping and also their current status.

Highways

24 For Members to Review reported Highways Issues

Members wished the following areas to be further reported to LCC:

- the deterioration of the road surface and the numerous potholes along the northern end of Linchfield Road,
- the deterioration of the road surface along Towngate East,
- Halfleet/Church Street, the area near the church, and
- potholes along Meadow Road.

Members also expressed concern as to the lengthy delay in the repair to the bollards in the Town Centre.

Conservation Area

25 For members to review any matters in the area

Members were informed that sections of the boarding up panelling had been removed from the Coach House, and there is a broken window, also at the Coach House.

Cllr Redshaw again enquired as to the outcome of the discussions with SKDC regarding the colour of the paint used for the external woodwork at The Square, Market Place. The clerk is awaiting a response back from SKDC regarding this matter.

There being no other business, Cllr Brookes closed the meeting at 9.30pm. The next meeting was scheduled for Wednesday 7th August 2019 at 7pm.

Chairman signature.....

Date.....