

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 April 2019 at 7pm in the Town Hall, Market Deeping. Cllr Shelton presided over Cllr Miss Moran and Cllr Gamble. The Deputy Clerk was also in attendance.

159 Chairman’s Welcome

Cllr Shelton welcomed everyone to the meeting.

160 Apologies for Absences

There were apologies for absence from the Chairman Cllr Adam Brookes and Cllr Chris Davies.

161 To receive declarations of interest under the Localism Act 2011

There were no Declarations of Interest.

162 Minutes from the meeting dated Wednesday 6th March 2019.

Cllr Shelton asked the committee if they were to accept the minutes of the meeting dated Wednesday 6th March 2019. It was proposed by Cllr Shelton, 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.

163 Clerk’s report on matters arising.

Members had received a report prior to the meeting.

Minute No	Update
97 (8)	Regarding the repair to the bollards. As reported previously the job is planned, but low priority. However, the Deputy Clerk has discussed the matter with an LCC Works Management Officer and provided him with details of the design and supplier of the replacement bollards which LCC are to source as part of the repair. The LCC Officer noted that one is definitely in need of replacement but the other two, depending on the damage to their bases may also need to be replaced.
130	Correspondence has been received from Persimmons Legal Department regarding clarification of the roads to be adopted on the new estate. They have informed us that technical details in relation to the roads are continuing to be negotiated with the LCC, but they are hopeful that these matters can be resolved quickly and that work on progressing the legal agreement will commence shortly.
130	With regards to the extension of the Conservation Area and the possibility of Market Deeping being covered by an Article 4 Directive, the meeting between Cllr Redshaw and the Conservation Officer was rearranged from the 14 th March to 28 th March. Cllr Redshaw has agreed to report back to this Committee in due course. The Clerks have now received the report from Cllr Redshaw and circulated it amongst the Committee members present.
143	No further correspondence has been received regarding measures to prevent unauthorised access to Cross Road. The temporary closure which covered the period up to 20 th March has now expired, although the barriers remain in place. A proposal for stopping up Cross Road permanently is currently being considered as a way forward by Lincolnshire County Council, but there is nothing further to report at this time.
155	With regard to investigate the feasibility of a residents parking scheme along Stamford Road/ Church St/High St, the Clerk has contacted a Councillor of LCC for advice and assistance in this matter.
156	A Planning Officer from SKDC has advised the Clerks that he has written to the owners of The Square eating establishment in the Market Place and informed them that they need to apply for retrospective planning permission for the choice of colour of the paint work, and

	that the Town Council will be consulted.
	Following enquiries and comments received from members of the public regarding the condition of the town roundabout the Clerks have been in touch with the sponsors, Swines Meadow Farm Nursery. They informed the Clerks that although they were due to do some work on it in the near future they were happy to relinquish sponsorship at this time. The Clerks thanked them for the work they had undertaken over the years. Enquiries have been made by other businesses for the opportunity to sponsor the roundabout so these will be followed up.

164 At 7.20pm a member of the public, a resident of The Nightingales, entered the meeting and requested to speak. Cllr Shelton informed them that the public session had closed but proposed that the meeting return to the public session to enable the member of the public to speak. This was seconded by Cllr Gamble. Issues raised by the resident were relating to noise, possible unauthorised building work and inappropriate choice of hedging. The Committee referred the member of the public to South Kesteven District Council as the relevant Council body to enact an appropriate course of action. The member of the public left the meeting at 7.30pm and the Council meeting resumed.

165 Correspondence to be noted

Correspondence to be Noted – Planning & Highways Committee				
April 2019				
No.	Received from	Date Received	Subject	Committee Response
1	LALC	11/03/2019	Consultation on the future of Heritage Services	Noted.
2	Jo Toomey, Development M'gem't Committee	14/03/2019	Minutes for the Dev. Managementt Committee, Tuesday 5 th March 2019.	Noted.
3	Jo Toomey, Development M'gem't Committee	21/03/2019	The agenda for the Dev. Management Committee, Tuesday 2nd March 2019.	Noted.
4	Lincolnshire County Council	11/03/2019	Confirmation of Parish Agreement for Highway Verge Cutting 2019/20	Noted.
5	LCC	17/03/2019	Notification of Road Closure 28 th April 2019 to 5 th May 2019 on Towngate East (Lancaster Way and Blenheim Way) for essential maintenance (Anglian Water).	Noted.
6	Residents & Shop owners, Market Deeping	21/03/19	A number of complaints were received regarding concerns for public safety following falling masonry from the frontage of Saxby's on the High Street. The Clerk notified the landlord at Longstaffs in Bourne and they were to send someone out to assess and make it safe.	Noted.

7	Jo Toomey Development M'gmt Committee	29/03/2019	Additional Items to the agenda for the Dev. Management Committee, Tuesday 2 nd April 2019.	Noted.
8	CC from Gordon Smith Matrix Planning to P. Lifford, SKDC	02/04/2019	Copy of letter sent to the case officer for the Coach House Application, inc 2 recent newspaper articles.	Noted.
9	LCC	01/04/2019	Most recent Street Lighting Policy as requested by Cllr Davis	Noted.

166 Correspondence to be acted upon

Correspondence to be Acted upon – Planning & Highways Committee				
April 2019				
No.	Received from	Date Received	Subject	Committee Response
1	SKDC	15/03/2019	South Kesteven Local Plan Consultation. Request for confirmation - the Town Council wish/do not wish to participate in independent examination of the LP by Secretary of State appointed Inspector. Confirmation required by Monday 8th April 2019 . Written statements need to be submitted by 12th April 2019	The Town Council wish to make no additional comments or representations.
2	Peterborough CC	14/03/2019	Cambs & Peterborough Minerals and Waste Local Plan Further Draft Consultation. Consultation period 15 th March to 25 th April 2019.	The Town Council wish to make no additional comments or representations.
3	Development Planning Support, LLC	19/03/2019	Further information on proposal for sand and gravel extraction to create an agricultural irrigation reservoir, Tith Farm, Langtoft. Comments required by 9th April 2019 .	Noted. No specific comments. The changes to reduce the amount of gravel extraction should reduce the amount of disruption but this may depend to some degree on timing of the petrol station development.
4	A resident of Market Deeping	25/03/2019	Expressed concern regarding the state of the town roundabout and the need for the sweeping of the roundabout verges.	Noted.

5	Peterborough CC	29/03/2019	Cambs & Peterborough Minerals and Waste Local Plan Further Draft Consultation period extended to 9th May 2019 .	The Town Council wish to make no additional comments or representations.
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167 Omega Report: Review of performance to date, budget/expenditure/income

Members were informed that in addition to the monies raised on the day by the raffle and the tombola, the £446 profit made by the Christmas Market still showing on the omega report would be transferred to the Mayors Charity fund.

Planning

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

Ref. no	Application details and address	MDTC response
S19/0369	Applicant: Mr Lee Markey 19 High Street, Market Deeping PE6 8ED Installation of one internally illuminated barber's sign and one non illuminated projecting sign. App Type: Advertisement Consent.	Object. The property falls within the Conservation Area within which internally illuminated/neon signs are not permitted. The shop already has one projecting sign, for which permission has been granted. The Town Council consider a second sign would clutter the front of the building and be visually intrusive.
S19/0384	Applicant: Mr Lee Markey 19 High Street, Market Deeping PE6 8ED Alterations to a Listed Building comprising of the installation of one internally illuminated barber's sign and a non illuminated projecting sign. App Type: Listed Building Consent	Comments as above.
S19/0521	Applicant: Mr Briggsfish 12 Stamford Road, Market Deeping, PE6 8AB Fell Yew Tree App Type: Trees in CA – Section 211 Notice	No objection.
S19/0443	Applicant: Miss Georgina McCrae Land off Linchfield Road, Deeping St James PE6 8TD Erection of 77 dwellings (reserved matters pursuant to S17/2466 – landscaping, layout, appearance and scale – phase 1) App Type: Reserved Matters	The landscaping plans show planting on the definitive legal route of the east-west public footpath (DSJ Footpath No 4) along the site's northern edge. This is shown alongside an unshaded strip described as a 1.5m cycleway. It is unclear what the intentions are here. The Town Council wishes to seek clarification and be provided with greater detail. Rather than a 1.5m cycleway, the Town Council consider that the existing route of the

		<p>footpath should be upgraded to allow cycling and walking. Regardless, 1.5m is not adequate width for any cycle route. Whilst the location of the Drainage Board's dyke is likely to be a consideration, it is difficult to believe this presents an insurmountable barrier to upgrading the footpath on its definite line. Should it be impossible then the developer should seek a diversion to enable suitable provision for walking and cycling. It is also unclear how this 1.5m cycleway would connect to the adjacent proposed development. The Town Council also are disappointed that the grass-verge separation between the carriageway and footway on Burchnall Close isn't continued into the new development at least as far as the junction within the site for consistency.</p> <p>The design of the litter bins shown is unlikely to be adequate. Bins of this design were installed on the nearby Market Deepings Persimmon development but later replaced due to their size. It would be desirable to adopt the standard South Kesteven District Council bin design that is larger and provides consistency with the style elsewhere.</p>
S18/2263	<p>Applicant: BP Oil Uk Ltd Land adjacent to the A15/A1175 Roundabout, Peterborough Road, Market Deeping.</p> <p>Erection of roadside services to include a petrol filling station with ancillary retail floor space. App Type: Full Planning Permission.</p>	<p>With reference to changes to the access including the addition of a deceleration lane and movement of the pedestrian crossing to the roundabout, The Council has the following comments:</p> <p>The northbound lane is quite wide as it comes off the roundabout. This will make it more difficult for the pedestrians to cross than at the location previously shown in the plans. Could this island be enlarged or hatching added to try to reduce the size of the lane and so make it easier to cross? A planning condition will need to be put in place to ensure that the off-site changes, including those mentioned above and the installation of the dropped kerbs etc are either carried</p>

		out by the developer or funded by them. The Town Council is disappointed to note that the EV charging bays have disappeared from these new plans.
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167 Planning applications and their results received up to the 3rd April 2019

Ref No.	Application details address	SKDC Decision
S18/2364	Applicant: M Alex McGowan 18 Stamford Rd, Market Deeping Date Received: 20 th December 2018 Decision Date: 8 th March 2019 Remedial works to outbuilding including replacement window.	Approved.
S19/0149	Applicant: Mr Wyatt 58 Church Street, Market Deeping, PE6 8AL Decision Date: 19 th March 2019 Crown reduce Ash tree by 2-3m	Approved.
S19/0299	Applicant: Mr Stephen Leggott 53 Church Street, Market Deeping, PE6 8AN Date Received: 14 th February 2019 Decision Date: 20 th March 2019 Non material amendment to Planning Approval S18/0801 to reduce the size of the carport, reduce its roof pitch and alter its orientation in the site.	Approved.
S19/0380	Applicant: Mr O Jenkins 5 Duke Meadows, Market Deeping PE6 Date Received: 25 th February 2019 Decision Date: 25 th March 2019 Proposed larger rear extension App Type: Householder Prior Approval Application	Refused.
S17/2201	Applicant: Mr Richard Swinscoe 2 High Street, Market Deeping, PE6 8EB Date Received: 17 th August 2018 Decision Date: 29 th March 2019 Construction of covered decking areas and timber cladding of an existing steel storage container to form a new outside bar and food kiosk.	Approved.
S19/0451	Applicant: Mr Briggsfish 12 Stamford Road, Market Deeping, PE6 8AB Date Received: 27 th February 2019 Decision Date: 2 nd April 2019 Felling of Yew Tree App Type: Trees in CA Section 211 Notice	Approved.

Highways

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

As stated in the Clerks report, correspondence has been received from Persimmons Legal Department. They have informed the Council that technical details in relation to the roads are continuing to be negotiated with the LCC, but they are hopeful that these matters can be resolved quickly and that work on progressing the legal agreement will commence shortly. There are no other matters pending.

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

Cllr Pauline Redshaw has met with Mr Ian Wright, the Conservation Officer and a report was presented to the Committee by the Clerk. The Committee welcomed the meeting and discussed the contents of the report. Of particular interest was the comments made regarding the preservation of the Car Dyke and the need to ensure that in any future development houses are positioned facing the Car Dyke so as to ensure that it does not get obscured by fences and gardens and access is maintained. The Committee agreed that this was an important consideration and resolved to ensure that this would be the case in all future relevant applications. Also noted was the need to ensure that within the Conservation Area shop signage is maintained at first storey level only and members discussed the inclusion of a signs and advertising design standards within the Neighbourhood Plan.

There being no other business, Cllr Shelton thanked the members for attending and the meeting closed at 8.05pm. The next meeting was scheduled for Wednesday 1st May 2019 at 7pm.

Chairman signature.....

Date.....