

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 4th December 2019 at 7pm in the Town Hall, Market Deeping. Cllr Brookes presided over Cllr Davis, Cllr Hembrow, Cllr Miss Moran and Cllr Mrs Redshaw. The Deputy Clerk and one member of the public were also in attendance.

101 Chairman’s Welcome

The meeting opened at 7pm. Cllr Brookes welcomed everyone and invited the member of the public to address the Committee. The member of the public, as the applicant of a listed planning application, spoke in support of that application. Cllr Brookes thanked the member and the public session closed at 7.10pm.

102 Apologies for Absences

Apologies had been received prior to the meeting from Cllr Miss Collins, Cllr Shelton, Cllr Lester and Cllr Yarham.

103 To Receive Declarations of Interest under the Localism Act 2011

A declaration of interest was received from Cllr Davis in respect of agenda item 8.

104 Minutes from the Meeting dated Wednesday 6th November 2019.

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

105 Clerk’s Report

Members had received a report prior to the meeting.

Minute No	Update
69(1)	Town Council comments have been submitted with regards to the stopping up of Cross Road as per the last meeting. The comments supported its downgrading to bridleway status.
69(3)	With reference to the request received by a resident for a bin to be placed in the alleyway between Halfleet and Chestnut Way, this has been forwarded on to SKDC. A response has been received – the SKDC Street Care Services Team will look into this.
87	A letter has been sent to Domino’s Pizza requesting that the management team instruct their delivery drivers not to block access to the Town’s emergency defibrillator.
87	A replacement keypad for the defibrillator is needed and has been sourced from a company in Holland. Payment is requested in advance and in euros. The Clerk is looking into this. The spare part has been received and fitted by the Park Keepers and the defibrillator is now fully operational and has been re-listed online as available.
94(a)	An email has been sent to Persimmon homes requesting that the allotment area be tidied up. A representative of Persimmon has responded and has stated that she will action the work as soon as possible.
95	An email has been sent to SKDC Section 106 Officer requesting monthly updates on Market Deeping associated S106 activity.
98 (ii)	An email has been sent to LCC Traffic Management Team requesting a full review of the zebra crossing on Godsey Lane. A reply has been received from Traffic Signals Dept, LCC stating that a review of the crossing will be undertaken to determine whether it meets the criteria for an upgrade to a Puffin Crossing. The Council will be informed of the findings in due course.

106 Correspondence to be Noted

Correspondence to be Noted – Planning & Highways Committee – 4th December 2019				
No.	Received from	Date Received	Subject	Committee Response
1	Network Regulation Compliance, LCC	05/11/2019	Emergency Traffic Restriction 5 th /6 th Nov '19 Location: Towngate East Type: Road closure as & when necessary Reason: Emergency patching works	Noted.
2	Planning Support Officer, SKDC	08/11/2019	Supplement: Additional Items paper (issued: 8 th Nov 2019) to the Agenda for Planning Committee, Wednesday 13 th November 2019 at 10am	Noted
3	LCC, Fix My Street	11/11/2019	Update on reported broken slabs/trip hazard outside former Barclays Bank – no action to be undertaken at this time.	Noted
4	Planning, PCC	11/11/2019	List of Valid Applications & Decisions for week ending 10/11/2019	Noted
5	Resident of MDTC	11/11/2019	Requesting update on the allotment status.	Noted
6	Planning Support, SKDC	13/11/2019	List of Valid Planning Application received between 4th November & 8th November 2019	Noted
7	Planning Support, SKDC	13/11/2019	Notification that the meeting of the Planning Committee on 11 December 2019 will now begin at 11am in the Council Chamber.	Noted
8	Planning Support, SKDC	18/11/2019	List of Valid Planning Application received between 11th November & 15th November 2019	Noted
9	OlsenMetrix Marketing	11/11/2019	Information on proposed event for opening of Larkfleet showhome.	Noted
10	Planning Support, SKDC	25/11/2019	List of Valid Planning Application received between 18th November & 22nd November 2019	Noted
11	Network Regulation, LCC	21/11/2019	<u>Notification of Emergency Traffic Restriction</u> Road Closure: Linchfield Rd (Btwn Towngate East & 250m South) Period : 2/12/19 – 6/12/19 as & when required Reason: Emergency works by Welland & Deepings IDB	Noted
12	Resident, Market Deeping	25/11/19	Reported trip & fall at 19-21 Clover Road due to uneven pavements.	Noted
13	Planning Support, SKDC	02/12/19	List of Valid Planning Application received between 25th November & 29 th November 2019	Noted

14	Planning Support, SKDC	03/12/19	Agenda for Planning Committee meeting to be held on Wed 11 th December 2019 at 11am	Noted
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107 Correspondence to be Acted Upon

Correspondence to be Acted upon – Planning & Highways Committee –up to 4th December 2019				
No.	Received from	Date Received	Subject	Committee Response
1	Highways Asset Management, LCC	12/11/2019	Parish Agreement Scheme – Urban Highway Grass Cutting 2020/21 Invitation to continue the joint scheme with Deeping St James. The Clerk at Deeping St James has confirmed that DSJPC are happy to continue with the joint arrangements and following confirmation from MDTC will seek 3 quotations.	It was proposed by Cllr Mrs Redshaw, seconded by Cllr Miss Moran and RESOLVED unanimously to continue with the Lincs CC Parish Agreement Scheme for Urban Highway Grass Cutting 2020/21 and to do so jointly with DSJ Parish Council.
2	Strategic Planning, LCC	15/11/2019	Cambs & Peterborough Minerals & Waste Local Plan: Proposed Submission Plan Consultation – 15/11/19 – 09/01/20	Members wished to thank Cambridge & Peterborough Councils for including MDTC in their consultation process but agreed that, after due consideration, there were no issues to be raised.
3	Resident of Market Deeping	25/11/2019	Requesting assistance in highlighting and resolving the litter issue along A15 between Welland Gate Rdbt & A1175 Rdbt	Members asked the Clerk to ascertain which Council body was responsible for this section of highway verge, and to write to them requesting action to resolve this matter.

108 Finance

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

The Deputy Clerk had provided a report at the meeting and informed the members of the additional Christmas Market related income and donations received to date. Cllr Brookes asked if members had any queries regarding the report and there were none.

b) Precept Planning for 2020/21

As members considered that there were sufficient monies in the reserves to cover these items, the following changes were made to the proposed precept for 2020/2021:

- The removal of the £300 allocation for the Interactive Speed Sign.

- The removal of the £2500 additional allocation for the proposed Security Camera.

It was proposed by Cllr Miss Moran, seconded by Cllr Mrs Redshaw and **RESOLVED** unanimously that the final draft precept proposals be presented at the next meeting of the Full Council for approval. These proposals represent a 4.7% reduction compared with the received amount for 2019/2020.

Planning

109 To consider the planning applications up to 4th December 2019, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S19/1931	<p>Applicant: M. Lovett 47 Halfleet, Market Deeping PE6 8DB</p> <p>Section73 Application to vary condition 2 (approved plans) of planning approval S17/1585 (Erection of a two storey detached dwelling house) to reduce dwelling in size and alter materials. Application Type: Full Planning Permission</p>	No Objection.
S19/0174	<p>Applicant: Mr James Orford 16 Meadow Road, Market Deeping PE6 8PF</p> <p>Change of use to residential garden and erection of 2m fencing to boundary. Application Type: Full Planning Permission.</p>	<p>This Application had been presented at the previous meeting as a Householder application and comments had been submitted accordingly. Members supported the changes made to this subsequent application regarding the further setting back of the boundary line by 1m and agreed to adhere to their previously submitted comments. Submitted comments were as follows:</p> <p><i>Members were sympathetic to the concerns raised by the residents of Robin Close but agreed that as: the land belonged to the householder; there was an additional area of Open Space nearby; and other properties had similarly physically marked out their boundaries, the Committee agreed not to raise any objections to this proposal. Members recommended, however, that the relocated boundary be erected using similar materials to the existing boundary and soft landscaping be used to lessen the visual intrusion.</i></p>
S19/1932	<p>Applicant: Mr D Needham 9A The Orchard, Market Deeping, PE6 8JS</p> <p>Erection of a Single Storey Dwelling Application Type: Full Planning Permission</p>	Members had no objection to this application but wish to see the Planning Authority direct the applicant to show due consideration to the neighbouring properties during the construction phase.

S19/2064	Applicant: Mr Tom Calton 1 The Meadows, Market Deeping, PE6 8PE Approval of Condition 3 of Planning Permission S19/0028 Application Type: Discharge of Conditions (Planning)	No Objection.
S19/2082	Applicant: Sarah Lydford (MDTC) Market Deeping Town Roundabout Reduce 1 no London Plane tree to previous points, reduce upper crown 4-5 metres, reduce outer crown to 3-4 metres Application Type: Trees in CA Section 211 Notice	As this was a Town Council application, members declined to comment on this application.

110 Planning applications and their results received up to the 4th December 2019

Ref No.	Application details address	SKDC Decision
S18/2263	Applicant: BP Oil UK Ltd Land adjacent to the A15/A1175 Roundabout, Peterborough Rd, Market Deeping Erection of roadside services to include a petrol station with ancillary retail floor space Date Received: 6 th December 2018 Decision Date: 14 th November 2019	Permission Refused.
S18/2264	Applicant: BP Oil UK Ltd Land adjacent to the A15/A1175 Roundabout, Peterborough Rd, Market Deeping Various illuminated and non illuminated signage. Date Received: 6 th December 2018 Decision Date: 14 th November 2019	Permission Refused.

111 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 reiterated that the issue regarding the installation of a new pedestrian crossing, to be provided by Persimmon, has yet to be resolved and requested that the Deputy Clerk enquire with both SKDC and LCC as to its status. Cllr Davis reported that the pavements have been dug up on Phase 1 of the development, possibly following utility work, but these have yet to be reinstated. This is causing some concern to the neighbouring residents. Members requested that the Deputy Clerk contact Persimmon to ascertain when these works will be completed. Members also requested that the Deputy Clerk further enquire as to the status of the intended estate roads adoption.

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)

Members commented on the issue of mud on neighbouring estate roads left by construction traffic and the fact that there had been no construction management plan made with the Planning Authority prior to the commencement of the works. Cllr Brookes stated that this highlights the need for the Town Council to push for such a plan in all future development.

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

The Deputy Clerk informed members that a request had been made to SKDC for them to provide monthly updates on Market Deeping related S106 activity. Members agreed that Cllr Davis, Cllr Brookes and Cllr Lester schedule a time in January to examine all the S106 Agreements relating to Market Deeping to enable a monitoring document to be drawn up.

Highways

113 For Members to consider issues relating to grass cutting

Following the decision of the Committee to continue with the Lincs CC Parish Agreement Scheme for Urban Highway Grass Cutting 2020/21 and to do so jointly with DSJ Parish Council, the Deputy Clerk agreed to contact the Clerk at DSJPC and report back to the committee once quotations had been received.

114 For Members to review reported highway issues

Concerns were once again expressed regarding the impediment of the access to Douglas Road caused by the regular parking of vehicles immediately after the double yellow lines section at the junction with Godsey Lane. Cllr Hembrow also reiterated his concerns regarding access and parking at The Avenue/Church Street and the issue with the railings outside the Oddfellows Hall. The Deputy Clerk agreed to further raise these issues with LCC and the Town's representing LCC Councillor.

Conservation Area

115 For members to consider the approach to A board advertising within the Conservation Area

Cllr Brookes presented a draft copy of a letter to be circulated to local businesses regarding this issue for member consideration. It was proposed by Cllr Davis, seconded by Cllr Miss Moran and **RESOLVED** unanimously that the Deputy Clerk forward the letter, with the agreed amendments.

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

Members discussed the nature of the matter raised in the public session. Cllr Brookes highlighted the need to ensure that in all future developments land ownership boundaries need to be clearly defined and any area of open space be identified and protected in order that it remains open space for future use.

There being no other business, Cllr Brookes closed the meeting at 8.55pm. The next meeting was scheduled for Wednesday 8th January 2020 at 7pm.

Chairman signature.....

Date.....