

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 September 2019 at 7pm in the Town Hall, Market Deeping. Cllr Brookes presided over Cllr Davis, Cllr Hembrow, Cllr Mrs Redshaw, Cllr Shelton, Cllr Yarham, Cllr Miss Collins and Cllr Miss Moran. District Councillor Cllr Ashley Baxter and the Deputy Clerk were also in attendance. Also present was one resident of Market Deeping.

45 Chairman’s Welcome

The meeting opened at 7pm. Cllr Brookes welcomed everyone to the meeting and invited the resident to speak to the committee. The resident thanked Cllr Brookes and addressed the Committee regarding the difficulties faced by drivers at his company on Towngate East in manoeuvring the heavy goods vehicles in and out of the company premises due to people parking close to the company entrance point. The resident explained that discussions had taken place with the Police, when on occasion, physically moving the parked vehicles had been necessary in order for the company to be able to carry out their work. Discussions had also taken place with both the District Council and County Council but the problems had not been addressed. The resident was seeking the help and support of the Town Council in finding a solution to the problem.

Cllr Brookes thanked the member of the public for their attendance and the public session closed at 7.15pm.

46 Apologies for Absences

Apologies had been received prior to the meeting from Cllr Lester.

47 To Receive Declarations of Interest under the Localism Act 2011

There were no Declarations of Interest.

48 Minutes from the Meeting dated Wednesday 7th August 2019.

Cllr Brookes asked the committee if they were to accept the minutes of the meeting dated Wednesday 7th August 2019. It was proposed by Cllr Brookes, seconded by Cllr Davies and **RESOLVED** unanimously that the minutes should be signed as a true and accurate record of the meeting. The minutes were signed accordingly.

49 Clerk’s Report

Members had received a report prior to the meeting.

Minute No	Update
97 (8)	Repairs have been carried out to the three bollards in the Market Place. One has been replaced and the other two have been repositioned.
32 (4)	To comply with the Council’s Financial Regulations two further quotations have been sought for the supply and erection of a Craft Marquee for the Christmas Market. A response has been received from only one of these companies and was considerably higher than the quote obtained by Cllr Moran.
	Quotations have been sought for improved electrical connection work associated with the Town Clock.
	A request for further clarification regarding the Section 106 Agreement for the Persimmon estate, specifically concerning the 3 rd phase of development which includes the play and

	allotment areas, has been made. A response is awaited.
40	A covering letter and the SKDC Parking in Residential Areas questionnaire has been hand delivered to 159 residential and commercial properties along Church Street/Stamford Road/Market Place/High Street/Lincoln Road as previously agreed.

50 Correspondence to be Noted

Correspondence to be Noted – Planning & Highways Committee – 4 th September 2019				
No.	Received from	Date Received	Subject	Committee Response
1	Officer, SKDC	08/08/2019	Time of meeting changed to 10am for Planning Committee meeting to be held on 21 st August 2019.	Noted.
2	SKDC, Planning Support	12/08/2019	List of valid planning applications registered between 5 th & 9 th August 2019	Noted.
3	Officer, SKDC	13/08/2019	Agenda for Planning Committee Meeting to be held at 10am on 21 st August 2019	Noted.
4	SKDC, Planning Support	19/08/2019	List of valid planning applications registered between 12 th & 16 th August 2019	Noted.
5	Officer, SKDC	16/08/2019	Additional Items to the agenda for Planning Committee, Wednesday 21 st August 2019	Noted.
6	SKDC, Planning Support	27/08/2019	List of valid planning applications registered between 19 th & 23 rd August 2019	Noted.
7	Officer, SKDC	29/08/2019	Minutes of the Planning Committee, Wednesday 21 st August 2019.	Noted.
8	Officer, SKDC	29/08/2019	Time of meeting changed to 10am for Planning Committee meeting to be held on 11 th September 2019.	Noted.
9	Officer, SKDC	03/09/2019	Agenda for Planning Committee Meeting to be held at 10am on 11th September 2019	Noted.

51 Correspondence to be Acted Upon

There were no items of correspondence to be acted upon.

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

The Deputy Clerk informed the Committee that further Christmas Market income had been received since the report had been drawn up.

Planning

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

Ref. no	Application details and address	MDTC response
S18/1980	<p>Applicant: Market Deeping County Primary School</p> <p>To vary condition 2 (approved plans) and condition 3 (retention of temporary access) of planning permission S56/1927/17. To provide a gated access for emergency/maintenance vehicles only off Queens Avenue at Market Deeping County Primary School, Willoughby Avenue, Market Deeping.</p> <p>APPLICATION WITHDRAWN ON 9TH AUGUST 2019</p>	Noted.
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. Application Type: Full Planning Permission</p>	Members noted the amended documentation but wished to make no further additional comments on this application. They did however wish to reiterate all their previously submitted comments, particularly their grave concerns regarding the safety of the proposed junction.
S19/1264	<p>Applicant: Mrs C Symonds 7 Maxey Close, Market Deeping, PE6 8BP</p> <p>Insertion of first floor side elevation window Application Type: Householder</p>	No objection.
S19/1497	<p>Applicant: Mr James Walker The Cedars, 82 Church Street, Market Deeping, PE6 8AL</p> <p>Works to ash tree in a conservation area Application Type: Trees in CA – Section 211 Notice</p>	The members considered that, in the absence of an arboricultural report and quality photographic evidence, there was insufficient supporting data to enable an informed decision to be made. They wish to request, therefore, that this application be reconsidered at a later date when more information has been supplied.

54 Planning applications and their results received up to the 4th September 2019

Ref No.	Application details address	SKDC Decision
S19/1081	<p>Applicant: Mr & Mrs Ben Wilson 3 Lime Tree Avenue, Market Deeping, PE6 8DQ Date Received: 19th June 2019 Decision Date: 12th August 2019</p> <p>Single storey extension to rear</p>	Approved.

S19/1186	Applicant: Mr Abdul Kachra 118 Church Street, Market Deeping PE6 8AL Date received: 1 st July 2019 Decision Date: 23 rd August 2019 Change of Use of Premises from Offices (B1A) to Residential (C3)	Approved.
S19/1265	Applicant: Mr Paul Samusz 29 Towngate West, Market Deeping, PE6 8DG Date Received: 12 th July 2019 Decision Date: 30 th August 2019 Demolition of existing garage and erection of two storey extension.	Approved.

55 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 and that discussions were still ongoing between Lincolnshire County Council and the developer. 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. Cllr Yarham welcomed Linden Homes focus on green energy, walkways & cycleways within their development.

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

The Deputy Clerk informed the members that an issue had arisen with regard to the transfer to the Town Council of the allotments on the Persimmon estate. Persimmon has stated that as the land is covered by a Section 106 Agreement with the District Council, the transfer would need to be to the District Council and not the Town Council. Clarification is currently being sought from SKDC as to the extent of the land covered by the S106 Agreement to determine whether this is in fact correct. A response from the District Council is awaited. Cllr Davies stated that there was an ongoing need to identify trigger points during the developments at which contributions should become available. Cllr Davies and Cllr Brookes agreed to look through the Section 106 Agreements and draw up a summary of these trigger points.

Highways

57 For Members to consider future maintenance of highway verges

Cllr Miss Moran was keen to progress the planting of wildflowers in the towns highway verges and suggested that the focus could be on the verges that were 'the gateways' to Market Deeping. Members were aware that to do this would be labour intensive and Cllr Moran agreed to investigate the process further and speak to local contractors regarding the costs and process involved. Cllr Shelton stated that the cutting of the highways verges came under a joint parish agreement that Market Deeping Town Council and Deeping St James Parish Council have with Lincolnshire County Council.

Cllr Yarham left the meeting at 8.15pm

58 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 an accompanying letter and the Parking in Residential Areas Questionnaire from SKDC had been delivered to 159 properties along Church Street, Stamford Road, Market Place, High Street and Bridge Foot. There had been a two week consultation period and the results had been collated. The response rate overall had been 27.6% which was considerable lower than that required for the scheme to be considered by either the District or County Council. The response rate for the roads individually were 31% for Church Street, 40% for Stamford Road, 18% for Market Place/High Street and 0% for Bridge Foot. Support for the scheme was also divided. Members accepted that the low response figures and the absence of overwhelming support meant that while the Committee could be sympathetic to the issues raised by the residents, there was no merit in pursuing this matter further. Members requested that the Deputy Clerk write to those residents that responded to the questionnaire and thank them for their involvement.

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

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

Cllr Brookes informed the committee that as usage of the footpath along the side and to the rear of tescos had increased with the housing development, the presence of litter had also increased. Cllr Brookes suggested that a request to Tescos be made by the Town Council for litter bins to be positioned to the rear or side of the supermarket in an attempt to alleviate this problem. The Deputy Clerk agreed to write to tescos and make the request.

60 For Members to review reported highway issues

The Deputy Clerk informed members that:

- the bollards in the town centre had been repaired by LCC almost a year to the day of them being first reported,
- the potholes along Linchfield road had largely been patched,
- work to repair the missing slabs and the tarmac infill in the Market Place is still awaited, and
- repair work to the potholes along Meadow Road is still awaited.

Conservation Area

61 For members to review any matters in the area

Cllr Mrs Redshaw asked that a request be made to LCC regarding better lighting for the Zebra crossing in the Town Centre as at night the crossing is difficult to see. The Deputy Clerk agreed to contact LCC to discuss this matter. There have been no other reported issues.

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

Members decided to include the issues highlighted by the resident in the Town Council’s forthcoming meeting with Lincolnshire County Council Highways Officers. Members also requested that the Deputy Clerk write and inform the representing LCC Councillor of the situation.

There being no other business, Cllr Brookes closed the meeting at 8.50pm. The next meeting was scheduled for Wednesday 2nd October 2019 at 7pm.

Chairman signature.....

Date.....