

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 2nd October 2019 at 7pm in the Town Hall, Market Deeping. Cllr Brookes presided over Cllr Davis, Cllr Hembrow, Cllr Mrs Redshaw, Cllr Shelton, Cllr Lester, Cllr Yarham, and Cllr Miss Moran. The clerk was also in attendance.

63 Chairman’s Welcome

The meeting opened at 7pm. Cllr Brookes welcomed everyone and as there were no members of the public present the meeting commenced.

64 Apologies for Absences

Apologies had been received prior to the meeting from Cllr Miss Collins.

65 To Receive Declarations of Interest under the Localism Act 2011

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

66 Minutes from the Meeting dated Wednesday 4th September 2019.

Cllr Brookes asked the committee if they were to accept the minutes of the meeting dated Wednesday 4th September 2019. It was proposed by Cllr Brookes, seconded by Cllr Shelton and **RESOLVED** unanimously that the minutes should be signed as a true and accurate record of the meeting. The minutes were signed accordingly.

67 Clerk’s Report

Members had received a report prior to the meeting.

Minute No	Update
58	Thank you letters have been sent to all the residents and business owners that responded to the Parking in Residential Areas questionnaire.
59	A letter has been sent to the manager of Tesco requesting that consideration be given to the provision of an additional litter bin along the path to the side of the superstore to assist in reducing the amount of litter present on and around the new housing development.
	The electrical connection work associated with the Town clock has been undertaken at a cost of £140.
	A further request for 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. Cllr Brookes reminded members that it is the District Council that is subject to the S106 agreement, not the Town Council and this is why Persimmon are offering the land to SKDC. The committee agreed that this item should be passed to the Amenities and Open Spaces committee as it falls under their remit.
	The Planning/Neighbourhood Planning course on 10 th Oct is now fully subscribed. Cllr Davis & Cllr Hembrow will be in attendance.

68 Correspondence to be Noted

Correspondence to be Noted – Planning & Highways Committee – 2 nd October 2019				
No.	Received from	Date Received	Subject	Committee Response
1	Officer, SKDC	18/09/2019	Minutes of Planning Committee meeting held on 11th September 2019.	Noted
2	DCLG	11/09/2019	Notes on Neighbourhood Planning	Noted
3	LCC Highways Officer	11/09/2019	Note for info re recommendations for LCC Highways 2020 Contracts	Noted
4	Community Speed Watch	11/09/2019	Notification of a further training session on Monday 7 th October at 6pm. Please notify the clerks if you wish to attend.	Noted
5	Minerals & Waste LCC	18/09/2019	Adopted Statement of Community Involvement 2019	Noted
6	Resident	19/09/2019	Issues relating to residents parking investigations.	Noted
7	Network Regulation & Compliance, LCC	10/09/2019	Notification of Road Closure for essential maintenance work: TOWNGATE EAST (from Godsey Lane to Halfleet) Period of Closure: 21/10/19 - 25/10/19	Noted
8	Fault reporting portal, LCC	18/09/2019	Notification of completion of repairs to the potholes along Meadow Road.	Noted
9	LCC Councillor	25/09/2019	Notes from the meeting between LCC Highway Officers and MDTC Cllrs held on 18 th September.	Noted
10	Network Regulation & Compliance, LCC	24/09/2019	Notification of Temporary Traffic Restriction on Market Place and Church Street for Remembrance Parade on 10/11/19.	Noted
11	Invest SK	02/10/2019	Request to include an agenda item and motion regarding Wayfinding at the next Full Council.	Noted that this was voted against at Full Council meeting.
12	SKDC	27/09/2019	Local plan public consultation.	Cllrs asked for this to be placed on the next P&H agenda. Cllr Brookes informed members that there was only limited scope for change as the document is being tested for legal compliance. Members may respond as individuals to the plan.

69 Correspondence to be Acted Upon

Correspondence to be Acted upon – Planning & Highways Committee – October 2019				
No.	Received from	Date Received	Subject	Committee Response
1	SKDC Officer	18/09/2019	Copy of letter received by SKDC requesting comments on the proposal for the stopping up of Cross Road. Does the TC wish to submit comments also?	The clerk was asked to confirm the committee's previous comments on this.
2	MDTC Cllr	24/09/2019	Complaint regarding the standard of grass cutting in the Town.	To be discussed with agenda item 15
3	Resident	14/09/2019	A further request for a dog poo bin for the alleyway between Halfleet and Chestnut Way at the suggested location of the "T" junction where the path splits to give access to Dovecote Road.	The committee wished to stand by the AOS committee reply but to ask SKDC if they wished to place a street bin in that area.
4	Resident	10/09/2019	Complaint regarding the standard of grass cutting on Church Street and the presence of dog excrement.	To be discussed with agenda item 15
5	Tallington Farms	27/09/2019	Christmas Tree available for £700	It was RESOLVED with one abstention to purchase the tree and to obtain quotes for transporting it to the Market Place and placing it in the required position.
6	Volunteer	28/09/2019	Request to name a street	The clerk was asked to write to the resident to advise that the council does not name streets but that they will submit the suggestion if they are asked and feel it is suitable in future.

70 Finance

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

The Clerk had provided a report prior to the meeting. Cllr Brookes asked if there were any questions and there were none.

b) Precept Planning for 2020/21

Some suggestions for the plan were made regarding costs and members considered:

- In future, sourcing sustainable Christmas Trees only
- Whether a grant could be made towards the legal costs of the Mill Field campaign, but it was confirmed that this would not be an eligible use of resources
- Cllr Shelton confirmed that Neighbourhood plan precept costs would not be required for the coming year as, at the referendum stage, SKDC will take over the costs
- Cllr Miss Moran confirmed that only 2 members are trained for Speed Watch purposes and 3 are required to set up a team. The clerk was asked to find out how much the guns and signage would cost, and whether it is possible to hire equipment, possibly by the week

- It was agreed to create a new budget line for £4500 for an external additional security camera once the Town Hall is in the council's possession

The committee asked for this item to remain on the agenda for the next meeting.

Planning

71 To consider the planning applications up to 2nd October 2019, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S19/1549	<p>Applicant: Mr M Bothamley Towngate Tyre & Exhaust Centre, Whitley Way, Northfields Ind Estate, Market Deeping PE6 8AR</p> <p>Erection of extension to workshop. Application Type: Full Planning Permission.</p>	Members were please to see that employment was being created and had no objections.
S19/1622	<p>Applicant: Hacker Georgian Cottage, High Street, Market Deeping PE6 8ED.</p> <p>Pollard Bean tree (T1) back to main stem, reduce Pissards Plum (T2) by 2m, reduce height of Norway Maple (T3) by 4m & reduce spread by 2.5m to shape, reduce Eucalyptus (T4) by 1.5m, reduce long branch of Pine (T5) & remove dead branch below, crown clean Gleditsia (T6) & raise crown (remove corssing/rubbing/duplicating/dead branches) and raise Weeping Willow (T7) by drive to 4m (and over neighbours property) Application Type: Trees in CA – Section 211 Notice</p>	No objections.
S19/1536	<p>Applicant: Mr Ian Cooper 10, 11 & 12 Woodcroft Close, Market Deeping, PE6 8BT</p> <p>Reduce 1 Ash tree to previous points, reduce 8 year old Hawthorne trees by approx 2-3m, this would leave them as approx 3-4m hedges. Application Type: Tree Preservation Order</p>	No objections.
S19/1521 PL/0139/19	<p>Applicant: New Earth Solutions (West) Limited Unit 2 Whitley Way Northfields Industrial Estate Market Deeping PE6 8LD To vary condition 7 of Planning Permission S56/1529/09 to allow the transfer of up to 75 000 tonnes of waste per annum.</p> <p>Application Type:</p>	Members were concerned regarding the traffic impact if this application is allowed. The 50% increase in waste would lead to further vehicles being parked on the road whist being laid off as there appears to be insufficient on-site parking. Also, as planning has already been granted for nearby industrial units there is will be an increase in traffic and vehicle activity before this application is considered.

72 Planning applications and their results received up to the 2nd October 2019

Ref No.	Application details address	SKDC Decision
S19/1327	Applicant: Mr George Freeman 16 Windsor Gardens, Market Deeping, PE6 8FX Prune branches back from garage to achieve a clearance of 3m and reduce remaining crown in from tips by 4m to result in a balanced appearance. Date Received: 9 th July 2019 Decision Date: 6 th September 2019	Work allowed.
S19/0443	Applicant: Miss Georgina McCrae Land Off Linchfield Rd, Deeping St James Erection of 76 dwellings (reserved matters pursuant to S17/2466 – landscaping, layout, appearance and scale – phase 1) Date Received: 5 th March 20219 Decision Date: 19 th September 2019	Approves reserved matters.
S19/1264	Mrs C Symonds 7 Maxey Close, MD Insertion of first floor side elevation window	Permission granted.
S19/1497	Mr J Walker The Cedars, 82 Church Street, MD Works to ash tree in a conservation area	Work allowed. Members were disappointed to see that this work had been allowed despite their objections.

73 For members to consider the provision of affordable and social housing

Cllr Davis had been reviewing trigger points for payment of monies and advised members that £260,000 was available under the terms of the S106 agreement from the Towngate Development. Cllr Brookes then advised that the Scout Hut had been considered for affordable housing but pointed out that affordable housing is not the same as council housing and rents would be higher than for council housing. Also, where developers provide housing they don't state who is responsible for it, so various different companies could take the housing on. The clerk was asked to contact SKDC to enquire what the plans are for monies in the Deepings, specifically in connection S1 and S1.2 of the S106 agreement for Towngate Development.

74 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

Cllr Davis informed members that the current issue with regards to the adoption of the roads was to do with drainage. 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.

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

Items not covered in minute 73 above included Cllr Davis reviewing the Larkfleet and Persimmon agreements. For the Towngate agreement, members felt that the open spaces contributions would be best spent on the Greenlands and Cherry Tree park areas, and Cllr Lester suggested that SKDC be asked to provide for these areas specifically. The clerk was asked to write to SKDC to ask if the criteria in the schedule had been met and the payment made by the developer and the Town Council would like input. The response should then be passed to the Amenities and Open spaces committee.

Cllr Davis reported that the Larkfleet agreement was more complicated. It showed no monies towards NHS facilities, only primary and secondary education. He will study the document further and report back at the next meeting. Cllr Brookes believed that most of the trigger points had not been met.

Persimmon – It was noted that there were 3 phases and Cllr Brookes would like clarification for the committee of where the money had been spent.

Cllr Shelton felt that an ongoing schedule to be reviewed at each meeting would be very useful and Cllr Davis will prepare an overview document.

Highways

76 For Members to receive an update on the process of wildflower planting of selected highway verges

Cllr Miss Moran reported that she had contacted a company in Bourne who had failed to arrange a meeting as promised. The Committee was keen to estimate the cost of such a project for budgeting purposes and Cllr Miss Moran will try and obtain a cost per 100m. Cllr Lester confirmed that any trial would be the responsibility of the Council, including areas to be included in the scheme, and the necessary autumn flailing.

77 For Members to receive a report on the recent Town Council meeting with Cllr Trollope-Bellew and LCC Highways officers

Cllr Hembrow reported that 2 representatives from LCC, 2 from SKDC, 3 town councillors and Cllr Trollope-Bellew had met to discuss Highways issues. The Clerk had provided a report prepared by Cllr Hembrow prior to the meeting that included photographs and information on the obstruction of road junctions in the Town, the potential traffic hazard on the town centre pelican crossing, general footpath and gutter conditions and the potentially excessive use of 'A' boards and poor reinstatement of paving to the Market Place. Members were informed that parking enforcement officers should now be in attendance once every 2 weeks. It was noted that the SKDC market flags were obscuring views of the crossing for motorists and should be removed. Cllr Hembrow also confirmed that repairs to footpaths should be guaranteed for 5 years, but the repairs were not lasting as the scarifying process was destroying the laminate covering on the footpaths used to repair them. The New River Retail manager has quotes for the resurfacing of the path from the Market Place to the precinct, and has asked that SKDC meet half of the cost. The proposed petrol station was also discussed, and it was reiterated that the Council was not against the development, but was concerned due to road and pedestrian safety issues. However, LCC advised that they will support the application as it meets their road criteria.

78 For Members to consider issues relating to grass cutting

Cllr Brookes informed the committee that the current contract was for one year only. Members felt that the service could have been better and the Council has received several complaints over the year. Cllr Shelton had been the liaison officer between DSJPC and the Town Council in preparation of the current contract and offered to do so again. The committee was happy for this, and it was noted that SKDC now have their own company who could be asked to quote for the service. The clerk was then asked to contact DSJPC to establish if they would like to continue with a joint contract, and then to seek quotes from the current provider (Glendale), and EnviroSK, plus one further provider. Members also considered employing a further park keeper and using the cutting resources we already have. Confirmation also needs to be sought that the district council will continue to contribute towards costs.

79 For Members to review reported highway issues

Members were informed that earlier on the day of the meeting a private vehicle had hit the barrier outside the Oddfellows Hall and the matter should have been reported to LCC by the police attending the incident. The Clerk was asked to report the issue if this had not already been done. Cllr Davis will report some potholes that had not been reported as yet, and Cllr Lester advised members that repairs to Meadow Road had been completed.

Conservation Area

80 For members to agree a process for addressing the issue of ‘A’ board advertising within the conservation area

Whilst members did not want to jeopardise trading, they felt that the use of ‘A’ boards should be regulated. Cllr Brookes agreed to draft a letter to businesses and circulate it to members for consideration before the next meeting. Cllr Mrs Redshaw noted that the purple paint on the Square was still evident, and was advised that the occupants had been asked to submit a retrospective planning application, which would be passed to the Council for consideration. It was also noted that the complaint from the resident of the Orchard regarding a fence being erected and concerns about building without planning consent could not be progressed unless building works commenced.

81 For members to consider the current and future level of CCTV coverage in the Town Centre

Members discussed the possible addition of a further camera. The clerk was asked to contact Mark Jones from SKDC to ask him to come and speak to the Council. Cllr Davis had attended the police meeting on 17th September and believed that the police now have a better grip on crime in the area.

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

There were none.

There being no other business, Cllr Brookes closed the meeting at 9.05pm. The next meeting was scheduled for Wednesday 6th November 2019 at 7pm.

Chairman signature.....

Date.....