

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 6th November 2019 at 7pm in the Town Hall, Market Deeping. Cllr Brookes presided over Cllr Davis, Cllr Hembrow, Cllr Shelton, Cllr Lester, Cllr Yarham and Cllr Miss Moran. Cllr Trollope-Bellew (Lincs CC), the Deputy Clerk and eight members of the public were also in attendance.

83 Chairman’s Welcome

The meeting opened at 7pm. Cllr Brookes welcomed everyone and invited members of the public to present their concerns. Their collective concerns were as follows:

- Traffic volume, speed and parking issues in the High Street, particularly near the Antique Centre.
- Traffic volume and speed along Meadow Road.
- Lack of street lighting overnight along Meadow Road.
- Lack of amenities in Market Deeping ie only one petrol station, no ATM cash machines.
- Road signs obscured by shrubs/overgrowth.
- Objections regarding Planning Application S19/0174.

Cllr Brookes thanked the members of the public for raising their concerns and the public session closed at 7.30pm.

84 Apologies for Absences

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

85 To Receive Declarations of Interest under the Localism Act 2011

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

86 Minutes from the Meeting dated Wednesday 2nd October 2019.

Cllr Brookes asked the committee if they were to accept the minutes of the meeting dated Wednesday 2nd October 2019. It was proposed by Cllr Brookes, seconded by Cllr Davis and **RESOLVED** unanimously that the minutes should be signed as a true and accurate record of the meeting. The minutes were signed accordingly.

87 Clerk’s Report

Members had received a report prior to the meeting.

Minute No	Update
69(1)	With regards to the confirmation of the Committee’s comments on the stopping up of Cross Road, notification was first received by the Town Council on 8/2/2019 and noted by the P&H committee at meeting in March. Comments were neither invited nor submitted therefore to date the Committee has submitted no comments on this matter. Members requested that the Deputy Clerk submit the following comments: The Town Council do not wish to lose highway rights entirely along Cross Road as it is a popular cut through for cyclists and walkers. The Town Council do, however, support and welcome 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 is awaited.
69(5)	The Christmas tree has been ordered and delivery has been arranged to allow for its installation on

	Friday 22 nd November.
	The Christmas lights are due to be installed and tested during the week beginning 25 th November.
70	Further to the committees request into the cost of vehicle speed guns, the Deputy Clerk has ascertained that the “pocket radar” speed guns, as used in the Community Speed Watch training, are available to buy at a cost in the region of £230. Signage would incur an additional cost. Members agreed that, as volunteer levels were very low, this matter would be considered at a later date if volunteer numbers increased.
	The Planning/Neighbourhood Planning training seminar on 10 th October was attended by Cllr Davis, Cllr Hembrow, the Clerk & the Deputy Clerk.
	Road Closure notices have been received for the Remembrance Parade and the Christmas Market events.
	An LCC Officer has been to inspect the zebra crossing light and will be recommending that it is upgraded. The upgrade will take place during the next financial year.
	A resident has reported that he stubbed his toe on a paving slab outside the Barclays Bank in the Market Place. The Clerk advised him to report it on the LCC fault finding website. The Deputy Clerk has also reported the fault.
	During the weekly inspection of the defibrillator it has been noted that part of the keypad is no longer working. The Clerks will attend to this as a matter of urgency. Members commented that the area immediately in front of the defibrillator is often used as parking for mopeds belonging to the Dominos Pizza delivery team. Members agreed unanimously that the Deputy Clerk should write to Dominos Pizza and request that the mopeds do not impede access to the defibrillator at any time and that this area be left clear.

88 Correspondence to be Noted

Correspondence to be Noted – Planning & Highways Committee – 6th November 2019				
No.	Received from	Date Received	Subject	Committee Response
1	Officer, SKDC	03/10/19	Notification of change of time for Planning Committee meeting to be held on Wednesday 16 th October 2019. Now at 10.00am.	Noted.
2	Officer, SKDC	07/10/2019	Notification of change of time for Planning Committee meetings to be held on: Wednesday 13 th November 2019 Wednesday 11 th December 2019 Wednesday 8 th January 2020 Wednesday 5 th February 2020 Wednesday 4 th March 2020 Thursday 2 nd April 2020 Wednesday 29 th April 2020 Wednesday 20 th May 2020 All meetings to take place at 10.00am	Noted.
3	Planning Support Team, SKDC	07/10/2019	Weekly Planning List for 30 th Sept – 4 th Oct 2019	Noted.

4	Officer, SKDC	08/10/2019	The Agenda for Planning Committee meeting to be held on 16 th October 2019.	Noted.
5	Officer, SKDC	09/10/2019	Notice of Public Speaking entitlement at Planning Committee meeting to be held on 16 th October 2019 for the following planning applications: S19/1521, S18/2263, S18/2264, S19/1106	Noted.
6	Officer, SKDC	11/10/2019	"Additional Items" to the Agenda for Planning Committee meeting to be held on 16 th October 2019.	Noted.
7	Planning Support Team, SKDC	14/10/2019	Weekly Planning List for 7 th Oct – 11 th Oct 2019	Noted.
8	Planning Support Team, SKDC	21/10/2019	Weekly Planning List for 14 th Oct – 18 th Oct 2019	Noted.
9	Event Management, LCC	23/10/2019	Confirmation of Temporary Traffic Restriction Order for 1 st December for the Christmas Market.	Noted.
10	Officer, SKDC	23/10/2019	Minutes of the Planning Committee meeting held on Wednesday 16 th October 2019	Noted.
11	Planning Support Team, SKDC	28/10/2019	Weekly Planning List for 21 th Oct – 25 th Oct 2019	Noted.
12	Larkfleet Group	31/10/19	News on a Sustainable future from Larkfleet	Noted.
13	Planning Support Officer, SKDC	04/11/2019	Weekly Planning List for 28 th Oct – 1 st Nov 2019	Noted.
14	Development Management, SKDC	04/11/2019	Public Speaking at the Planning Committee – 13 th November relating to S18/2263, S18/2264	Noted.
15	Development Management, SKDC	04/11/2019	Public Speaking at the Planning Committee – 13 th November relating to S19/1165	Noted.

16	Officer, SKDC	05/11/2019	The Agenda for the Planning Committee meeting to be held on Wednesday 13 th November 2019 at 10.00am	Noted.
----	---------------	------------	---	--------

89 Correspondence to be Acted Upon

There were no received items of correspondence to be acted upon.

90 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

Members considered the following changes to the proposed precept for next year's budget:

- Cllr Shelton mentioned that he had not previously considered the costs involved in the rewriting of sections of the Neighbourhood Plan following the consultation process and requested that £2500 be included in the proposed precept for next year's budget. Cllr Shelton also informed the committee that Deepings First would be making a request for a £2500 grant from the Council's Earmarked Reserves to cover the costs incurred this year.
- In light of the repairs needed to the defibrillator Cllr Davis put forward that the proposed precepted sum for next year should be raised to £300.
- The members considered that the proposed precept sum for the Towns Christmas Tree should be increased to £1200.

The Deputy Clerk highlighted the fact that prior to these amendments the proposed precept for the Planning & Highways Committee represented an 11% increase in the budget compared to the current year's funding.

It was proposed by Cllr Shelton, seconded by Cllr Yarham and RESOLVED unanimously that the draft precept proposals be presented at the next meeting of the Full Council for consideration.

Planning

91 To consider the planning applications up to 6th November 2019, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S19/1798	Applicant: Mr & Mrs Steen 28 Towngate West, Market Deeping PE6 8DG Replacement of existing single glazing with micro double glazing throughout. Application Type: Listed Building Consent	No objection.

S19/1166	<p>Applicant: Mr Glen Fuller Molecey House and Mill and The Granary, Stamford Road, West Deeping</p> <p>Listed Building Consent for creation of a new access, including stream crossings, designated car parking and demolition of an outbuilding.</p> <p>APPLICATION WITHDRAWN AS NO WORKS PROPOSED REQUIRE LISTED BUILDING CONSENT</p>	Noted.
S19/0174	<p>Applicant: Mr James Orford 16 Meadow Road, Market Deeping PE6 8PF</p> <p>Erection of 2m fencing to boundary. Application Type: Householder</p>	<p>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.</p>

92 Planning applications and their results received up to the 6th November 2019

Ref No.	Application details address	SKDC Decision
S18/1583	<p>Applicant: Mr Dominic Brownlow 16 High Street, Market Deeping PE6 8EB</p> <p>Removal of front section of existing flat-roofed side garage, erection of new side garage set further back to the rear with part roof covering garden wall and gate, removal of existing rear conservatory and erection of a single storey rear extension.</p> <p>Date Received: 28th August 2019 Decision Date: 15th October 2019</p>	Approved.
S18/1584	<p>Applicant: Mr Dominic Brownlow 16 High Street, Market Deeping PE6 8EB</p> <p>Removal of front section of existing flat-roofed side garage, erection of new side garage set further back to the rear with part roof covering garden wall and gate, removal of existing rear conservatory and erection of a single storey rear extension.</p> <p>Date Received: 23th August 2019 Decision Date: 16th October 2019</p>	Approved.
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</p>	Approved.

	<p>old Hawthorne trees by approx 2-3m, this would leave them approx 3-4m hedges.</p> <p>Date Received: 11th September 2019 Decision Date: 16th October 2019</p>	
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 corsing/rubbing/duplicating/dead branches) and raise Weeping Willow (T7) by drive to 4m (and over neighbour's property)</p> <p>Date Received: 9th September 2019 Decision Date: 16th October 2019</p>	Approved.
S19/1521	<p>Applicant: Mr C Mountain Unit 2 Whitley Way, Northfields Industrial Estate, Market Deeping.</p> <p>To vary Condition 7 Planning Permission S56/1529/09 to allow the transfer of up to 75,000 tonnes of waste per annum (PL0139/19)</p> <p>Date Received: 14th August 2019 Decision Date: 24th October 2019</p>	<p>No objections but make the following comments:</p> <p>The Council notes the potential additional impacts of an increase in waste transfer levels and urges the County Council to give due consideration to highway implications including increased parking and possible adverse impacts on amenity on surrounding developments, particularly the children's nursery, through odour, noise, and other pollution that may result.</p> <p>The Council requests that Lincolnshire County Council takes all representations it has received directly from local residents in South Kesteven and the concerns raised by Market Deeping Parish Council into consideration in determining the application.</p>
S19/1106	<p>Applicant: Mr D Mee Land at Spitfire Park, Market Deeping, PE6 8GY</p> <p>Erection of 7 industrial units and associated parking Date Received: 18th June 2019 Decision Date: 24th October 2019</p>	Approved with conditions
S18/2030	<p>Applicant: Miss L Day Glebe Park, Market Deeping, PE6 8JR</p> <p>Crown Reduction to Lime Tree Date Received: 29th October 2018 Decision Date: 28th October 2019</p>	Refused.

93 For members to consider a response to the SKDC Local Plan Public Consultation

Members agreed not to raise any issues relating to the Schedule of Proposed Main Modifications.

94 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. Cllr Davis also commented that the allotment area of the Persimmon estate was unsightly as it had become overgrown. It was proposed by Cllr Lester, seconded by Cllr Davis and **RESOLVED** unanimously that the Deputy Clerk write to Persimmon and request that work be undertaken to address this issue.

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.

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

The Deputy Clerk provided details of correspondence received from the S106 Planning Enforcement Officer in relation to the early stages of the Persimmon development and associated S106 payments, together with the current status of the S106 Agreement covering the Towngate Inn development. Cllr Davis expressed concerns that the Affordable Housing allocation of funds from the Towngate Inn development may be spent outside of Market Deeping and recommended that close monitoring be undertaken to ensure that this didn't happen. Members agreed that Cllr Davis and Cllr Brookes work together to devise a monitoring format and feedback monthly on the progress regarding these matters. Members also agreed to request that SKDC similarly provide monthly reports on associated activity.

Highways

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

Cllr Miss Moran recommended that as cost information was proving difficult to obtain, and as the Committee were currently proposing an increase in budget provision for next year, this item should be deferred until such times as funding could be justifiably allocated to this project. Members agreed to reconsider this item at a future date.

97 For Members to consider issues relating to grass cutting

The Deputy Clerk informed the Committee that correspondence had been sent to DSJPC enquiring as to whether they wished to continue with a joint arrangement for grass cutting for the next year. A reply is awaited. Cllr Shelton commented that he had had discussions with a number of DSJPC Councillors and it seemed very likely that this would be the case. It was proposed by Cllr Lester, seconded by Cllr Brookes and **RESOLVED** unanimously that Cllr Shelton would continue to represent the Planning & Highways Committee in the meetings regarding the grass cutting contracts.

98 For Members to review reported highway issues

- i) Members expressed concern over the repair recently undertaken outside the haulage company entrance at Towngate East, and its apparent failure after a very limited time thereafter. The repair is currently in the process of being repeated but Councillors questioned the suitability of the work

undertaken considering the heavy-wear location. Cllr Hembrow stated that it did look as though the current repair had also included a base course but the wearing course still appeared to be insufficient. It was considered likely that the repair would delaminate in a short space of time. The committee agreed there was a need to write to Lincolnshire County Council and further highlight this issue.

- ii) Members expressed concern relating to the zebra crossing near to the John Eve Field and the difficulties faced by drivers in seeing both children and adults waiting to cross the road, particularly at dusk. The Clerk was asked to write to Lincolnshire County Council and request that a review of the crossing be undertaken to assess whether there were ways of making the crossing safer.
- iii) Concerns were expressed regarding the impediment of the access to Douglas Road caused by the regular parking of a large van immediately after the double yellow lines section at the junction with Godsey Lane. As Douglas Road provides access to the car parks which serve the Community Centre and the Library, Councillors were keen to investigate the possibility of an extension to the existing double yellow lines to enable a greater ease of movement at the mouth of the junction. Cllr Yarham stated that similar problems were also present at junctions along Church Street, particularly with The Grove and The Avenue. The Committee decided to add this item to the agenda for the next meeting to allow the identification and consideration of other junctions within Market Deeping with similar issues prior to a formal request being made to Lincolnshire County Council.

The Deputy Clerk was asked to continue to bring these matters to the attention of Cllr Trollope-Bellew, Market Deeping's representative County Councillor. Cllr Hembrow requested that he be copied into any correspondence.

Conservation Area

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

A-board advertising continues to be an issue in the Conservation Area and whilst members do not want to jeopardise trading, they continue to consider that the use of 'A' boards should be regulated. Members discussed the possibility of introducing a policy to cover the placement of A-boards within the Conservation Area. Cllr Brookes agreed to draft a letter to the Chair of the Business Club regarding the issues around the use of A-boards and ask for assistance in this matter. Cllr Brookes agreed to circulate the letter to members for consideration before the next meeting.

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

Members discussed the matters raised in the public session. Cllr Miss Moran informed the Committee that she had requested that ATM provision within the Town be added to the agenda for discussion at the next Full Council Meeting. The Clerk was asked to forward the highway related issues both to Lincolnshire County Council and Cllr Trollope-Bellew for their attention.

There being no other business, Cllr Brookes closed the meeting at 9.40pm. The next meeting was scheduled for Wednesday 4th December 2019 at 7pm.

Chairman signature.....

Date.....