

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 February at 7pm in the Town Hall, Market Deeping. Chairman Cllr Brookes presided over Cllr Miss Moran, Cllr Shelton, and Cllr Davis. The Deputy Clerk was also in attendance.

132 Chairman’s Welcome

Cllr Brookes welcomed everyone to the meeting.

133 Apologies for Absences

There were apologies for absence from Cllr Colin Gamble.

134 To receive declarations of interest under the Localism Act 2011

There were no Declarations of Interest.

135 Minutes from the meeting dated Wednesday 2nd January 2019.

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

136 Clerk’s report on matters arising from the meeting dated 2nd January 2019

Members had received a report prior to the meeting.

Minute No	Update
97 (8)	The Town Council is still waiting for a date for the repair of the 3 bollards hit by vehicles in the Market Place. An email has been sent to Cllr Rosemary Trollope-Bellew asking for her assistance in order to progress this matter.
125	With regard to maintaining optimum visibility at the Godsey Lane/New River Retail roundabout – Kevin Smith from New River Retail has verbally agreed to ensure that vegetation remains cut back as much as possible.
98 (c), 104	With regard to the co funding of new Christmas lights near the Antiques and Craft Centre – No further work has been undertaken as yet. However, it was agreed at the last Town Hall & Cemetery Committee meeting that Christmas lights on the Town Hall building should be investigated also, with a view to adding them to the existing Christmas lights contract.
130	An email has been sent to LCC requesting clarification on which roads within the Persimmon Estate are to be formally adopted by LCC. Their response is awaited.
130	Clarification has been sought with regard to the speculation around the Coach House. Ian Wright, the Principal Conservation Officer at SKDC, confirmed that Planning Permission would be needed before any demolition works could be undertaken and this was highly unlikely to be forthcoming given the positive contribution the building makes to the Conservation Area. He was not aware of any intention to demolish the Coach House but was happy to reveal that he had received an enquiry in November regarding the possible conversion of the building into flats. He has heard nothing since but requests that we report back anything untoward happening with the building. A Planning Application has now been received and the Town Council has been notified.
130	Ian Wright has also been approached regarding the possibility of an Article 4

130	<p>Directive being applied to cover Market Deeping. He reported that several requests from Parishes had been received since the Stamford Direction had been confirmed. He stated that it was an incredibly lengthy process but would discuss the matter with his Line Manager and contact us again.</p> <p>With regards to the Town Council's request for a possible extension of the Conservation Area, SKDC have written to say that while they understand the Town Council's request, this cannot be done without undertaking a Formal Appraisal of the whole Area. As the last Appraisal was undertaken in 2005, and there are other Conservation Areas that have not had an Appraisal since they were first designated, it is likely that these other Areas would take priority.</p>
131	Regarding Footpath 4. An email has been sent to David Bourton from the Planning Inspectorate confirming the Councils support of the Modified Orders.

137 Correspondence

Correspondence – Planning & Highways Committee – February 2019				
No.	Received from	Date Received	Subject	Committee Response
1	Tim Stevens SKDC	03/01/19	Information on redundant bus shelter timetable cases and their need for removal.	Noted.
2	Julie Fortnam (DSJPC)	21/12/18	Copy of email sent to Lynne Lord, SKDC, re tailored quotation for grass verge cutting in the Deepings.	Noted.
3	Jo Toomey Dev. Managem't SKDC	07/01/19	Agenda for Dev. Management Committee Meeting on Tues 15 th Jan 2019.	Noted.
4	Gordon Smith	08/01/19	Submitted objection to Millfield Site Planning Application S18/2146.	Noted.
5	Resident of The Meadows, Market Deeping	09/01/19 23/01/19	Report of the street light not working outside 6 The Meadows. Update from LCC informing that the light has been fixed.	Noted.
6	Gemma Wildman Planning Officer, Peterborough CC	10/01/19	Peterborough Local Plan Examination - Proposed Main Modifications Consultation. (Comments required by 20 February 2019).	Noted.
7	Jo Toomey Dev. Managem't SKDC	11/01/19	Additional information report (v1) to the agenda for the Dev. Managem't Committee Meeting, Tues 15 th January.	Noted.
8	Paul Linford Linford's Fish & Chips.	10/01/19	Concern regarding all day parking in the Town Square.	Noted.
9	Andrew Bowell DSJPC	13/01/19	No of drink-driving (20) & drug-driving (13) charged offences between Oct 17 & Oct 18.	Noted.
10	Jo Toomey	16/01/19	Minutes of Dev. Management Committee	Noted.

	SKDC		meeting held on 15/01/19	
11	Planning Policy SKDC	18/01/19	Notification that SKDC has submitted their 'Proposed Submission Local Plan' to the Planning Inspectorate for examination.	Noted.
12	Minerals & Waste Planning Team, LCC	18/01/19	Details regarding consultation on Draft Statement of Community Involvement.	Noted.
13	Martin Avill LITE Ltd	17/01/19	Details of the invoice/payment schedule for the existing town Christmas Lights.	Noted.
14	Jo Toomey Dev. Managem't SKDC	28/01/19	Agenda for Dev. Management Committee Meeting on Tues 5 th February 2019.	Noted.
15	Cllr R Trollope-Bellew, LCC	29/01/19	Copy of LCC comments on Planning Application S18/2146 Millfield Housing Development.	Noted.
16	Jo Toomey SKDC	01/02/19	Additional agenda items for SKDC Dev. Management Committee meeting on Tues 5 th February 2019.	Noted.
17	TSG Publicity Team, LCC	31/01/19	Details of February's Local Bus Updates	Noted.
18	Cllr R Trollope-Bellew LCC & D O'Neill, Minor Works & Traffic, LCC	21/01/19 29/01/19	Details of Proposed 18 Months Experimental Waiting Restriction Order, Market Place, Market Deeping. <u>Confirmation of support needed by 22nd February 2019.</u>	Noted.

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

Members had received the report prior to the meeting. It was noted that profit from the Christmas Market, excluding proceeds from the tombola, raffle & any individual donations, came to £803. This would need to be transferred to the Mayor's Charity Account before the end of the financial year. Cllr Moran asked if she could look through the Christmas Market related transactions before this was done. The Deputy Clerk confirmed that she was, of course, welcome to view them. A decision on the possible reallocation of the £2500 unused funds, originally set aside for the Christmas Market, would be taken at a later date.

Planning

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

Ref. no	Application details and address	MDTC response
S18/2365	Applicant: Mr Andrew Kirby CES Limited, Stirling Way, Market Deeping Location: Land adjacent to 1-6 Chater Court, Whitley Way, Market Deeping. Erection of a commercial building for Classes B1, B2, & B8 Uses, together with service yard and	No Objection. However the Town Council would welcome the provision of electric vehicle charging points within the car park.

	<p>associated car parking.</p> <p>App type: Full Planning Permission</p>	
S19/0036	<p>Applicant: Mrs D Green 56 Towngate East, Market Deeping, PE6 8DR</p> <p>Demolition of existing dwelling and associated buildings, erection of 2 dwellings with associated garages, access and parking areas.</p> <p>App Type: Outline Planning Permission</p>	No Objection.
S19/0028	<p>Applicant: Mr Tom Calton 1 The Meadows, Market Deeping PE6 8PE</p> <p>Erection of two storey side extension, external render & new windows.</p> <p>App Type: Householder</p>	No Objection.
S18/2377	<p>Applicant: Mrs Charlotte Chapman Physio & Pilates in Motion, 32 Foxgloves, DSJ</p> <p>Proposed lawful development to operate as a physiotherapy clinic/ physio-led pilates studio Location: Bentley Business Park Unit K, Blenheim Way, Northfields Industrial Estate, Market Deeping PE6 8LD.</p> <p>App Type: Lawful Development (Proposed)</p>	No Objection.
S19/0057	<p>Applicant: Mr Stephen Gash 24 Chestnut Way, Market Deeping, PE6 8L</p> <p>Lawful development certificate (proposed) for the conversion of the interior of one side of a double garage into an office space.</p> <p>App Type: Lawful Development (Proposed)</p>	No Objection.
S18/2364	<p>Applicant: Mr Alex McGowan The Grey House, 18 Stamford Road, Market Deeping, PE6 8AB</p> <p>Remedial works to outbuilding including replacement window.</p> <p>App Type: Listed Building Consent</p>	No Objection.
S19/0077	<p>Applicant: Mr & Mrs Cox 10 Hawthorn Close, Market Deeping, PE6 8LH</p> <p>Erection of first floor side extension, single storey side and rear extension, garage conversion.</p>	No Objection.

	App Type: Householder	
S19/0118	Applicant: Mr Richard Dawson 70 Church Street, Market Deeping, PE6 8AL Fell Ash Tree App Type: Trees in CA Section 211 Notice	No Objection.
S18/2263	Erection of roadside services to include a petrol filling station with ancillary retail floor space – AMENDED INFORMATION App Type: Full Planning Permission	Following their comments on the original proposal, the Committee were pleased to see the inclusion of additional facilities to aid pedestrian movement. However, there is still considerable concern over the safety of the access/egress onto A15 and would like to see LCC undertake a review of the speed limit on the A15 to determine whether lowering the limit would be possible.
S19/0177	Applicant: Ms P Bird 52 Church Street, Market Deeping PE6 8AL Fell Cherry Tree App Type: Trees in CA Section 211 Notice	Object to this Application on the grounds that there was insufficient supporting documentation for the Committee to make an informed decision.
S19/0204	Applicant: Mr R Stanton The Old Coach House, Bridge Foot, Market Deeping, PE6 8AA Change of Use from public house and a residential flat to five flats and car parking. App Type: Full Planning Permission	No Objection. The Committee welcome the retention of the character of the building but would like to see further investigation into increasing the level of parking provision.

140 Planning applications and their results received up to the 2nd January 2019

Ref No.	Application details address	SKDC Decision
S18/1788	Applicant: Mr & Mrs Ogden 76 Tattershall Drive, Market Deeping Date Received : 21 st September 2018 Decision Date: 14 th January 2019	Approved with Conditions.

	<p>Reduce height of hawthorne trees in rear garden by approximately 2-3m and reduce crown to shape and rebalance.</p> <p>Application: Tree Preservation Order</p>	
S18/1799	<p>Applicant: Miss Charlotte Dew, Larkfleet Homes, Larkfleet House, Falcon Way, Bourne, PE10 0FF</p> <p>Land North of Towngate East, East and South of Northfield Road, Market Deeping PE6 8DR</p> <p>Approval of details required by Conditions 4(Drainage) 6(Foul Water Strategy) 7 (Archaeology) 10(Highways Specification) & 12(Soft Landscaping) of S16/0112 relating to Phase D only. Approval of details required by Condition 5(Contamination) of S16/0112 relating to the whole site.</p> <p>Application: Discharge of Conditions (Planning)</p>	Approved.
S18/2004	<p>Applicant: Mr Watson 31 Meadway, Market Deeping PE6 8BE Date Received: 6th November 2018 Decision Date: 18th January 2019-01-21</p> <p>Reduce willow tree by 2-3m</p> <p>Application: Tree Preservation Order</p>	Approved.
S18/2045	<p>Applicant: Mrs Amy Davis 3 Woodcroft Close, Market Deeping PE6 8BT Date Received: 2nd November 2018 Decision Date: 22 January 2019-01-22</p> <p>Lawful development certificate (proposed) for the erection of a rear utility room and garage conversion.</p> <p>Application: Lawful Development (Proposed)</p>	Approved.
S18/2240	<p>Applicant: Mr Larry Griffiths 13 Dovecote Road, Market Deeping PE6 8DS Date Received: 3rd December 2018 Decision Date: 4th February 2019</p> <p>Single storey extensions and hipped roof to the front and side.</p>	Approved.
S18/2277	<p>Applicant: Mr Matt Irvine 48 Towngate East, Market Deeping PE6 8DR Date Received: 10th December 2018 Decision Date: 1st February 2019</p>	Refused.

	Erection of 2 storey detached dwelling.	
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Highways

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

The Council is awaiting clarification as to which of the roads within the estate are to be adopted. There are currently no further issues to report.

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

The Council is awaiting further information from SKDC regarding a possible application for the Article 4 Directive of the Town and Country Planning Act 1995 for Market Deeping. There are currently no further issues of concern.

143 For members to discuss the prevention of unauthorised encampments on Cross Road

Cllr Brookes reported that a temporary road closure, covering the period, 6th February 2019 to 27th February 2019 had been listed on roadworks.org and put in place. He requested that the Council seek clarification as to the details of this closure, as a closure of this kind does not form part of the formal process of a permanent closure. Cllr Shelton reported that, as part of the Neighbourhood Plan process, an assessment had been made on all sites within the Deepings that were considered to be vulnerable to traveller encampment.

144 For members to agree a suggestion for a naming theme for the Larkfleet 240 houses development off Towngate East

Several ideas were put forward but no decision was taken. Members are to give the matter some consideration and present their suggestions at the meeting in March. Cllr Brookes suggested that the Council put forward suggestions for all future housing developments in Market Deeping.

There being no other business, Cllr Brookes thanked the members for attending and the meeting closed at 8.50pm. The next meeting was scheduled for Wednesday 6th March 2019 at 7pm.

Chairman signature.....

Date.....