

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 January at 7pm in the Town Hall, Market Deeping. Chairman Cllr Brookes presided over Cllr Miss Moran, Cllr Shelton, Cllr Gamble and Cllr Davis. The Clerk and the Deputy Clerk were also in attendance. Also twelve members of the public were also in attendance, without exception, to comment on the planning application received for the housing development on land adjacent to Millfield Road.

121 Chairman's Welcome

Cllr Brookes welcomed everyone to the meeting and invited members of the public to speak in turn regarding the Millfield Site Planning Application. Their collective concerns, for the consideration of the committee, were as follows:

- This is the last piece of countryside within Market Deeping and has a long history of recreational use. It should be preserved in order that this may continue.
- The proposal for a green area in the middle of the development, and a green walk way to the edge, in no way provides a substitute for the amenity that would be lost.
- The entry in the Local Plan stating that strong local support would be needed for these types of developments had noticeably been removed.
- The 2009 Local Plan stated that developments that had a detrimental effect on the local area would not be permitted.
- All 3 consultation exercises had been met with strong local opposition. This had been reported as 55 positive comments and 90% against, without qualification. It was felt that the opposition to the proposal had not been duly considered. Furthermore South Kesteven District Council reportedly had no knowledge of the application before it was submitted.
- By submitting this application at this time, with the Inquiry into the application for Village Green Status pending, Lincolnshire County Council had shown little regard for either Market Deeping Town Council or South Kesteven District Council.
- The implications of the traffic generated from this development and its effects on the local road network, in particular Millfield Road itself and its junction with Towngate East, had not been considered. The visibility on the Millfield Road/Stamford Road junction, even with the proposed modifications, raises the question of safety and suitability.
- The proposal only includes one access point. This would cause issues with construction vehicles if the site was to be a phased development. There also appears to have been no investigation into the possibility of an access to the site directly off the existing nearby roundabout.

The Chairman thanked the members of the public for their comments and the public session concluded at 7.40pm

122 Apologies for Absences

There were no apologies for absence.

123 To receive declarations of interest under the Localism Act 2011

Declarations of interest were received from Cllr D Shelton regarding Agenda Item 8 (Millfield Housing Planning Application)

124 Minutes from the meeting dated Wednesday 5th December 2018.

Cllr Brookes asked the committee if they were to accept the minutes of the meeting dated Wednesday 5th December 2018. It was proposed by Cllr Brookes, seconded by Cllr Moran and **RESOLVED** unanimously that the minutes could be signed as a true and accurate record of the meeting. The minutes were signed accordingly.

125 Clerk's report on matters arising from the meeting dated 5th December 2018

Members had received a report prior to the meeting.

- With regards to the condition of the road surface on Towngate East. There are several reports now listed on the Fix My Street website made by both the Town Council and individual residents.
- The Town Council is waiting to hear when the repair to the 2 bollards hit by vehicles in the Market Place is to be repaired. A third bollard, near the zebra crossing, has also now been damaged and this has been added to the report to LCC.
- With regard to the possibility of making alterations to the Godsey Lane/New River Retail roundabout – Kevin Smith from New River Retail had previously asked how much land would be required. No further correspondence has been received on this matter. Cllr Brookes presented an overlay diagram, showing the smallest possible kerbed central island and subsequent diagrammatic alterations that would need to be made, in line with the requirements set out in the Design Manual for Roads and Bridges volume 6. It was concluded that the current layout was in fact the most suitable layout for the junction at this present time, but consideration would be given at a later date if traffic conditions were to alter substantially as a result of any significant increase to retail traffic. It was considered important, however, to ensure that visibility along Godsey Lane when leaving the retail park was maintained at all times. A request, therefore, is to be made to Riverside Retail asking for their assistance in this matter.
- With regard to the co funding of new Christmas lights near the Antiques and Craft Centre, an email/letter has been sent to the Riverside Beads and the Antiques and Craft Centre enquiring as to whether, in principle, they would be willing to make a donation towards the cost of the new Christmas lights. Their response is awaited. Cllr Moran suggested a personal visit would be useful once costs and design information was available. Contact is to be made with Martin Avill from Lite, the existing supplier of the Christmas lights, to progress this matter.
- The external illuminated sign on the barber's shop premises at 19 High Street, Market Deeping has now been removed, therefore concluding this matter.

125 Correspondence

Correspondence – Planning & Highways Committee – January 2019				
No.	Received from	Date Received	Subject	Committee Response
1	MHCLG - Neighborhood Planning	7/12/18	Notes on neighborhood planning – issue 21	Noted.
2	Michael Lea of Pinder's Circus	11/12/18	Request for reference to be sent on their behalf to East Leake Parish Council. Reference sent (12/12/18) after consultation with the park keepers.	Noted.
3	EMCLH	12/12/18	Community led housing presentation slides used during the recent road shows.	Noted.

4	Mel Beadle-Hewson, Lincs CC	12/12/18	Details of improvement works to be undertaken along Godsey Lane near the junction with John Eve Way. Works include refreshing of road markings and hatching.	Noted.
5	Chris Prime, Communications Officer, SKDC	12/12/18	Copy of letter from Cllr Peter Moseley, SKDC - an introduction to EnvironmentSK – South Kesteven District Council's new company which will provide grounds maintenance services across the district with effect from 1 March 2019.	Noted.
6	Helena Schofield Grants Officer Cambs CC	13/12/18	Information on availability of grants near Larkfleet developments	Noted.
7	J. Toomey (SKDC)	17/12/18	Minutes of Dev. Management Committee meeting held on 11 Dec	Noted.
8	Mr & Mrs Archer Market Deeping Resident	12/12/18	Concerns raised: <ul style="list-style-type: none"> - Road surface "very bad state of repair" outside the haulage company on Towngate East (nr Towngate Inn). They asked if the company could be pressured into opening up an entrance onto the main road. - There are still a large number of potholes on the verge edges on Towngate East. They asked if these are to be sorted? - They asked for an explanation as to why Outgang Road, towards and past the Caravan Park is never gritted or cleared of mud. 	Noted. The committee recognised that this is an ongoing concern. Reports have previously been made to Lincolnshire County Council Highways and further reporting and monitoring will continue. Outgang Road does not meet the current criteria set by Lincs County Council for inclusion in the winter gritting program.
9	Mr & Mrs Archer Market Deeping Resident (forwarded to DSJPC)	18/12/18	Concerns raise: <ul style="list-style-type: none"> - Damage to road surface near the Deepings School 	Noted.
10	Peter Udy Forward Planning Off., Boston BC	30/11/18	Main Modifications Consultation for South East Lincolnshire Local Plan 2011-2036	Noted.
11	Gordon Smith Resident	02/01/19	Draft objection to Millfield Housing Scheme	Noted.
12	Richard Asher	02/01/19	Copy of letter of objection sent to SKDC regarding the Millfield Housing Scheme	Noted.

126 Omega Report

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

Members had received the report prior to the meeting. The Clerk went through the reports and there were no questions.

b) For members to consider items for inclusion in the five year plan

No specific items were identified.

c) For members to consider items for inclusion for the 2019/20 budget

No specific items were identified at this time.

Planning

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

Ref. No	Application details and address	MDTC response
S18/2240	<p>Applicant: Mr Larry Griffiths 13 Dovecote Rd, Market Deeping, PE6 8DS Date: 3 December 2018</p> <p>Single storey extensions and hipped roof to front and side. Application type: Householder</p>	No objection.
S18/2146	<p>Applicant: Lincolnshire County Council Received Date: 17 December 2018</p> <p>Construction of up to 260 dwellings and new vehicular access from Millfield Road, public space and associated infrastructure. Outline application with the matter of access for consideration. Application Type: Outline Planning Permission (Major)</p>	<p>Objecting. Comments & concerns to be sent to South Kesteven District Council covering the following points:</p> <p>The application is contrary to the Core Strategy SP1: Spatial Strategy.</p> <p>The application is contrary to the Core Strategy EN1: Protection and Enhancement of the Character of the District.</p> <p>Inadequacy of the Pre-Application Consultation.</p> <p>Prematurity of the Application in relation to the Village Green Application currently ongoing.</p> <p>Insufficient Access to Sustainable Transport.</p> <p>Highway Safety Issues in relation to Millfield Road.</p>

		<p>Issues relating to Millfield Road and its junction with Towngate East, North of the Site.</p> <p>Safety concerns regarding the calculations used for the visibility splays on the proposed alterations to the Millfield Rd/Stamford Rd Junction.</p> <p>Lack of Minerals Assessment.</p>
S18/2263	<p>Applicant: Unknown Land adjacent to A15/A1175 Roundabout.</p> <p>Erection of roadside services to include a petrol filling station with ancillary retail floor space. Application Type: Full Planning Permission</p>	<p>No objection in principle but comments and concerns to be sent to South Kesteven District. Concerns to include the following:</p> <p>Vehicle access/egress safety and proximity to the roundabout.</p> <p>Redesigning of the access egress layout to a left in/left out, similar to the design of the Ginton Roundabout.</p> <p>Provision of an island on the A15 to ease pedestrian crossing movement and provision of footways within the site for safer pedestrian access.</p> <p>Provision of electric charging points.</p>
S18/2264	<p>Applicant: BP Oil UK Ltd Land adjacent to A15/A1175 Roundabout</p> <p>Branding and information signs on petrol station canopy and totem signs. Application Type: Advertisement Consent</p>	No objection.
S18/2277	<p>Applicant: Mr Matt Irvine 48 Towngate East, Market Deeping</p> <p>Erection of a two storey detached dwelling.</p>	No objection in principle but the route of the public footpath running along the

	Application Type: Full Planning Permission	southern boundary needs to be preserved for future use.
S18/2332	Applicant: Mr & Mrs T Smith 15 Clover Road, Market Deeping Section 73 application to vary condition of planning approval S18/0746 to alter the design of the extension.	Objecting. This proposal is not in keeping with neighbouring properties.

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

Ref No.	Application details address	SKDC Decision
S18/1857	Mr David Hicks Rose Lodge Care Home, 35A Church St, Market Deeping, PE6 8AN Date Received : 8 th October 2018 Decision Date: 7 th December 2018 Extensions to an existing care home and alterations to the associated barn. Application Type: Listed Building Consent	Approved.
S18/2156	The Bull Hotel, 19 Market Place, Market Deeping Application Type: Premise Licence	Approved.
S18/2024	Mr Briggsfish 12 Stamford Road, Market Deeping Date Received: 26 th October 2018 Fell 1xHolly, fell 1xYew, fell 2xSycamores, re-pollard 1xAsh, crown reduce 4xConifers by 30-50% & raise crowns, remove overhanging limbs to 1xPear, reduce 1xPlum by 30%, reduce 1xSycamore by 30% and raise to 4-5m.	Approved.
S17/2466	Land Off Linchfield Road, Deeping St James Date Received: 20 th December 2018 Residential development of up to 145 dwellings with primary access of Linchfield Road and secondary access of Burchnall Close with associated open space, car parking and landscaping (outline with matter of access included for consideration)	Approved with Conditions.

Highways

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

Cllr Brookes informed the members that the road surface has now been completed and residents are now waiting for the adoption process. Cllr Davis raised an issue regarding the stretch of road from Jubilee Drive to Windsor Gardens in relation to whether the block paving had been made up to adoption standards. Lincolnshire County Council is to be asked to clarify those roads within the development that are to be adopted.

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

There has been local speculation about the possibility of the Coach House being demolished, or turned into flats. Clarification is to be sought regarding this matter and enquiries made into the possibility of applying for the Coach House to be granted listed building status.

South Kesteven District Council is to be approached with regards to considering the appropriateness for Market Deeping Town Council to require planning permission to be granted for alterations within the Conservation Area by means of the Article 4 Directive of the Town and Country Planning Act 1995.

131 For members to receive an update on footpath

Cllr Brookes response to the modified Orders has been submitted and the works on the ground now reflect what is stated in the Orders. The committee agreed that, although it has been a long winded process, they are now as a result of the recent works and modified Orders, in support of the Inspector's Orders relating to Footpath 4. It was agreed that this item no longer needed to be present on future Planning and Highways Committee agendas.

There being no other business, Cllr Brookes thanked the members for attending and the meeting closed at 9.45pm. The next meeting was scheduled for Wednesday 6th February 2019 at 7pm.

Chairman signature.....

Date.....