

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 5th September at 7pm in the Town Hall, Market Deeping. Chairman Cllr Brookes presided over Cllr Miss Moran, Cllr Shelton, and Cllr Gamble. The deputy clerk was also in attendance.

56. Chairman’s Welcome

Cllr Brookes welcomed everyone to the meeting.

57. Apologies for Absences

Apologies were received from Cllr Mrs Redshaw and Cllr Miss Collins.

58. To receive declarations of interest under the Localism Act 2011

No declarations of interest were received.

59. Minutes from the meeting dated Wednesday 1st August 2018.

Cllr Brookes asked the committee if they were to accept the minutes of the meeting dated Wednesday 1st August 2018. It was proposed by Cllr Brookes, seconded by Cllr Miss Moran and **RESOLVED** unanimously that the minutes could be signed as a true and accurate record of the meeting. The minutes were signed accordingly.

60. Clerk’s report on matters arising from the meeting dated 1st August 2018

The deputy clerk wrote to Skegness Council as requested. A response was received indicating that unwanted traffic parking was still an issue in the town and that Skegness council was considering a Public Space Protection Order. It was generally felt that although restrictions could be imposed, and signage put in place, this alone would not work without an enforcement officer. Members discussed the possibility of employing an enforcement officer one day per week, or of asking SKDC for more visits from the officers currently in place with Market Deeping Town Council contributing to the cost. It was finally agreed that the deputy clerk should write to SKDC and ask how the enforcement process currently works, and to ask if a representative could visit to explain the process and what may be able to be done.

NALC Independent review of Planning Appeal process – any comments from Cllrs were to be passed to the deputy clerk by 18th September. The committee decided that due to very few planning applications reaching this stage in our area they would not pursue this further.

The deputy clerk thanked Tim Stevens for his assistance with the bus timetables.

The Perspex sheets have been purchased at a cost of £295.

61. Correspondence

Correspondence – Planning & Highways Committee – September 2018				
No.	Received from	Date Received	Subject	Committee Response
1	Cllr Mrs Trollope-Bellew	02/08/2018	Deepings West and Rural road repairs	Noted
2	Resident	16/08/2018	New housing in the Deepings	Noted

3	SKDC Planning	17/08/2018	Wellington Way Active Travel submission	A response is awaited from Phil Moore, the Principal Planning Officer, who is dealing with the case
4	Hilton Distribution Ltd	23/08/2018	Stirling Way parking issues	Noted
5	Larkfleet	24/08/2018	Sustainable Future Newsletter	Noted
6	Community Lincs	29/08/2018	East Midlands Community Led Housing Conference	Referred to below.
7	Community Speedwatch	29/08/2018	Hand held Radar Training	CLLrs were disappointed that no notice was given of the training course offered and the deputy clerk will continue to chase for an appropriate date for training.
8	SKDC	31/08/2018	Consultation for the Thurlby Neighbourhood Plan	Noted
9	PSMA	31/08/2018	Newsletter	Noted
10	Resident	03/09/2018	Parking in Kingsgate, Market Deeping	The deputy clerk was asked to forward the resident's concerns to Persimmon.
11	LCC	5/9/18	August/September bus updates	Noted

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

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

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

Councillors considered whether the costs of a part time enforcement officer should be included in the five year plan. They will address this further when a response is received from SKDC. It was also felt that the Town Centre roundabout should be made more attractive. This item will be left on the agenda with a view to finalising budget requirements by the December meeting.

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

The main item to consider is the additional Christmas lighting for the Craft centre area, see below.

Planning

63. To consider the planning applications received to date, including SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S18/0225	Mr Ray Crowson Riverside Garage 25 Stamford Road MD	The committee wishes SKDC to confirm that suitable visibility will be provided for vehicles exiting the site.

	Demolition of existing commercial garage and erection of 2 dwellings and a single garage to plot 2	S14 states that the land is not known to be contaminated, but believes that it could be due to its previous use as a garage and possible petrol station so would like to see further investigation. However, the committee appreciates the reduction in scale and design and that the proposed development is more in keeping with neighbouring properties.
S18/1288	Mr and Mrs Brooker 18 Eastfield MD Single storey rear extension	No objections.

64. Planning applications and their results received up to the 5th September 2018

Ref No.	Application details address	SKDC Decision
S18/0853	Mr & Mrs F Byrd R/O 52 Church Street MD Erection of 2 bungalows and access	Permission refused
S18/1087	Mr Wheadon White House Farm Stamford Road MD Demolition of an existing single storey store and erection of a double garage and boundary wall and gates to form parking area	Permission granted
S18/1092	Mr & Mrs Darren Cham 12 Lime Tree Avenue MD Erection of 2 storey side extension	Permission granted
S18/1059	Mr S Fox Land at Corner Farm MD Provision of new agricultural access off	Permission granted

	Peterborough Rd, MD PE6 8DF	
S18/0709	Mr Stephen Verrall 62 Meadway MD Erection of a 2 storey block of 2 flats with storage accommodation within the attic, associated parking and vehicular access	Permission granted
S18/0544	Mr Andy Roughton 55 Church Street MD Application to vary conditions 3 (Prior to occupation) and 4 (Approved plans) of S15/1528	Permission granted
S18/0612	Ms Jessica Fraylich 4 Towngate East MD Change of use from garage to beauty clinic including external alterations	Permission granted
S18/1319	Mr & Mrs D Ladds 6A Park Drive MD S73 application to vary condition 2 (approved plans) of planning permission S16/0790	Permission granted

65. For members to discuss ‘community-led housing’ initiatives

Cllr Brookes advised that it may be possible to identify land in the parish and seek partnership with a building construction company to provide property to meet the needs of local people and believes there is a role to be played in addressing shortfall in housing. Affordable housing is currently dictated by the developers who are looking to maximise profit and does not necessarily meet local needs. It was felt the Neighbourhood plan could consider areas that may be of interest and a Neighbourhood Plan representative is attending a conference on 11th September regarding Community-led housing and will report back.

Highways

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

Cllr Brookes informed members that the fencing around the allotment had now been completed. Cllr Miss Moran advised members of an online notification from Cllr Baxter regarding a resident’s complaint in respect of lack of progress on the Persimmon estate. Cllr Brookes advised the issues had been reported on the ‘Look North’ news program and hoped this might encourage some action. Persimmon has been blaming sub contractors for using incorrect materials in the road building which is delaying matters further. Members decided that if no progress has been made by the next meeting they will take further action.

67. Conservation Area: for members to review any matters in the area, to include the size of the conservation area

The deputy clerk had submitted the request for a revised boundary to the Conservation area, and there was no further update or issues to report.

68. For members to discuss the contract with Glendale Groundworks and to decide whether to renew the contract or to seek further quotes

It was agreed that as the weather had been exceptional with both extremely wet and then hot conditions, that it would be difficult to assess the overall service from Glendale. It was generally felt that the council should seek a quote for a further year and then review the service at that point. If the quote given was reasonable, there would therefore be no need to seek further quotes.

69. For members to discuss whether to ask for police assistance in preventing HGVs passing through the Town Centre

The deputy clerk had received a response from DSJPC who believe there is an issue with HGVs in the Eastgate, Church Street and Bridge Street areas of DSJ. Councillors felt that the centre of Market Deeping was not badly affected by unwarranted HGV vehicles and therefore agreed that they would lend their support to DSJPC and would advise Sgt Emma Crisp accordingly.

70. For members to receive an update on the traffic situation including mini roundabouts on Godsey Lane/Towngate East

The Poundstretcher roundabout has now been cleared of overgrown weeds and visibility on leaving the site has improved. The deputy clerk had received an email from the Shopping Centre manager stating that if the council could provide suggestions for how the mini roundabout on Godsey Lane closest to Poundstretcher could be improved, then he would submit the ideas to the Property Manager for consideration. It was felt that the roundabout could be reconstructed with a proper island in the middle to encourage proper use and members will consider this further for the next meeting.

71. For members to consider the possibility of Christmas lighting in the Riverside Beads and Crafts area and to update the budget accordingly

There has been no response to the deputy clerk's request to establish the identity of the landlord of Riverside Beads and Crafts, or from SKDC regarding any planning permission required. LITE.ltd had provided some images of the Craft and Antiques centre and the adjacent coffee shop with suggested lighting. The committee considered other areas that may like lighting, such as the bed shop, and Church Street, and also discussed whether to ask for a contribution towards costs from the businesses involved. It was felt that the Antiques centre needed to engage with plans to make additional Christmas lighting feasible, and Cllr Miss Moran offered to ask who the correct person to contact would be. The immediate need is to decide budget figures for next year's finances, and it was agreed to discuss this further once any response has been received from the Antiques centre.

72. For members to receive an update on footpath 4

Cllr Brookes reported on the inquiry hearing which was held on 21st and 22nd August. He felt it was disappointing that Persimmon had not sent a representative, and neither had the housing association although overall the inquiry had gone well. The second day had included a site visit with identification of the areas under question. A neighbourhood plan representative had also spoken in favour of Market Deeping Town Council at the hearing, as had Cllr Baxter and Cllr Dilks. LCC and 2 residents had spoken in favour of LCC. No concrete decisions had been made and it was felt that the best outcome would be for the orders not to be confirmed, and for the Council, together with the landowners and LCC, to meet and agree what could be done to improve the footpath and then to present new orders to reflect this agreement. The danger of the Planning Inspectorate ruling that the order should be passed with modifications is that it would then have to go to consultation again, and so the process would not progress. It may be several weeks until we hear any further from the Planning Inspectorate.

73. To update members on the information from the interactive Speed Sign (Cllr Brookes)

Cllr Brookes may now have more time to address this as he has understandably been very busy with footpath 4 issues and has other areas to catch up on.

There being no other business, Cllr Brookes thanked the members for attending and the meeting closed at 9.22pm. The next meeting was scheduled for Wednesday 3rd October at 7pm.

Chairman signature.....

Date.....