

**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 3<sup>rd</sup> February 2016 at 7pm in the Town Hall, Market Deeping. Chairman Cllr Mrs Redshaw presided over Cllrs Brookes, Gamble, Lester and Shelton. District Cllr Baxter was in attendance and one resident.

The resident gave her concerns about the planning application for the development on Towngate East. She was worried about the extra traffic that this development would bring. She appreciated that a transport assessment had been done in July 2013 but traffic along this road had increased since then.

The meeting begun at 7.05pm

1. **Chairman’s welcome, to receive declarations of interest and Apologies for Absence.**  
Cllr Mrs Redshaw welcomed everyone to the meeting. There were no declarations of interest. Apologies were received and accepted from Cllr Miss Reed
  
2. **Minutes from the meeting dated 6<sup>th</sup> January 2016.**  
Cllr Redshaw asked the committee if they were to accept the minutes of the meeting dated Wednesday 6<sup>th</sup> January 2016. Cllr Brookes mentioned that in agenda item 2 his name was missing an ‘s’. It was proposed by Cllr Lester, seconded by Cllr Brookes and members voted to accept that after this minor amendment had been made, the minutes could be signed as a true and accurate record of the meeting. The minutes were signed accordingly.
  
3. **Matters arising and not listed on this agenda.**  
Cllr Mrs Redshaw informed the committee that the development at Towngate Inn had not yet come up at the Development Control Committee.
  
4. **Correspondence.**

<b>Correspondence – Planning &amp; Highways Committee – February 2016</b>				
No.	Received from	Date Received	Subject	Committee Response
1	Police/LCC Highways/ Resident	13/1/16	Reply to enquiries about parking issues in Hawthorn Close	Cllr Lester informed the committee that at the recent police forum it was emphasised that residents need to use 101 to report incidents to the police. It was agreed the clerk would reply to the resident again informing them of the importance of regularly reporting all incidents to 101.
2	Cllr P Robinson	14/1/16	Reply to enquiry re meeting in Church Street	Clerk will write back to Cllr Robinson understanding that he has a heavy work load but hope that he would reconsider and meet up soon.
3	Resident	15/1/16	Parking issues in Douglas Road	It was agreed the clerk would write to the resident to inform them about reporting all incidents to 101. The clerk will also write to the community centre and to weight watchers about the parking issues
4	Peterborough City Council	15/1/16	Consultation period on Peterborough Local Plan 15 <sup>th</sup> January to 25 February	The clerk was asked to write saying thank you for keeping the council informed

Cllr A Baxter (district councillor) arrived at 7.15pm

5	LCC Highways	19/1/16	Closure of Towngate West (B1524 to Kesteven Drive) from 21/3/16 to 31/3/16	noted
6	Dev Control	20/1/16	Reply to request for use of S106 money to be spent on footpath near to Health Centre	The committee believed that LCC Highways had misunderstood the question asked and Cllr Brookes was asked to formulate a letter with a map to LCC Highways and to circulate it to the committee before sending it
7	Business owner	26/1/16	Telephone call from a business owner regarding parking in the market place. Wondered if council could do anything. Suggested a letter to all residents in Market Place asking them to leave the spaces free for customers	It was agreed to put an article in the newsletter re parking issues in the market place.
8	Transport Consultant & Deepings Resident	02/02/2016	Request for bus shelter outside Chesters and timetable cases for service 100	This had been discussed in April 2013 and local residents had not wanted a shelter so near to their windows. The timetable holders had also been discussed at the previous meeting in 2013 and it was agreed to put this item on the next agenda. It was also agreed to write to Delaine buses to ask that they make sure their timetables are up to date at the stops.
9	Business Owner	22/1/16	Information regarding accident Blenheim Way	This road had been discussed in April 2013 and LCC had felt that all signs were in place and skid resistance was in control. More recent conversations with LCC highways also stated that the road and signage were acceptable. Cllr Baxter informed the committee that he had written to LCC highways asking for a site visit but they had replied saying there was nothing further to report. Cllr Baxter intended to meet with this resident with Cllr Brookes.

## Planning

### 5. To consider the planning applications received to date, including SKDC Weekly Planning lists. Planning applications received up to the 3<sup>rd</sup> February 2016

Ref. no	Application details and address	MDTC response
S16/0028	Mr Howett, The Old Rectory, 13, Church Street, MD PE6 8DA  Remove 6 Sycamore Trees, 3 Yew trees and 1 holly tree and raise crown of 3 Yew tree's to 3.5m	After discussion it was agreed that the council did not like to see trees removed unnecessarily and was there a need to remove trees T12 and T13. They were fine about the other work
S16/0019	MDTC Welland Gardens, MD  Reduce branches to 6 no. ash trees by 2m from public footpath	Work Allowed
S16/0020	Mr A France 10 High Street, MD  3 new fascia signs	The committee are concerned that there were no graphics for the signage and wanted to reiterate that no signage can be level with the top floor since it is in a conservation area
S15/3406	Mr M Taylor 6 Park Drive, MD  Two storey side extension and single storey rear extension to rear	The committee have no objections as long as the neighbours have no complaints
S15/3489	Longhurst & Havlock Homes Ltd 46 Wellington Way, MD  Conversion of existing bungalow into 2 no. semi-detached bungalows with associated alterations and provision of new driveway	No objections
S15/3078	Mr A Jones 10 Clover Road, MD  Amended plans to single storey front extension to dwelling	No objections
S16/0128	Mr M Nicholls 6 Millfield Road, MD  Demolition of existing dwelling and garage and erection of 2 no. two storey houses with garages with bedroom/games room over	There was concern that if the developments on this road keep increasing in size then it would bring increased traffic but otherwise there were no objections
S15/3522	Mr J Marshall 20 Bramley Road, MD  Erection of 2m boundary fence	No objections
S16/0108	Boston Heath Ltd 23 Market Place, MD  Change of use from bank (Class A2) to hot food takeaway (Class A5),	After a discussion it was agreed that the committee had concerns for the proposed application due to possible signage in the conservation area and an increase in noise, smells, rubbish and the lack of parking. The district local plan states that it wants

	installation of extraction and ventilation equipment and external alterations	to encourage businesses and retail in the area but this does not seem to be a good use of this building, especially since the plan only states that it will preserve the frontage of the building
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**6. Planning results received.**

**Planning applications and their results received up to the 3<sup>rd</sup> February 2016**

Ref No.	Application details address	SKDC Decision
S16/0057	Mr P Cook 10 Tattershall Drive  Single storey extension	Lawful Development
S15/3365	Mrs E McCudden-Woodcock LCC Eventus, Sunderland Road  Discharge of condition 6 (landscaping details) of planning permission S13/3224 (revised scheme)	Approved
S15/3086	Mrs J Kevan Market Deeping Health Centre  Erection of single storey extension to Health Centre, provision of 2 no. cycle shelters and new car parking facilities	Planning Permission Granted
S15/3350	Mr M Ash 3 Douglas Road, MD  Erection of new dwelling and erection of single storey extension to front elevation of No. 3 Douglas Road (revised scheme)	Planning Permission Granted

**7. To update the committee on enquiry S16/0245 regarding the removal of the hedge on John Eve Field**

The clerk informed the committee that she had enquired with SKDC as to whether planning permission would be required to remove the hedge and she was waiting a reply

**8. To discuss planning application S16/0112. Development of 240 houses on Northfield Road.**

After a discussion regarding the plans for this application, concerns were made as to why the development was now for 240 houses when originally when the council was consulted it was for 200. There were also concerns that the travel plan mentioned that the development would be cycle friendly but there did not appear to be any cycle paths. Members also raised concerns as to how pedestrians would be able to safely exit onto Towngate East and Northfield Road. It was agreed to give the following comments:

- Propose that the footpath on Northfields Road be extended to the roundabout so that there is continuous pedestrian access between the current industrial site and the proposed one on Peterborough Road.
- Move the access onto Towngate East into the middle of the development so that it would be further away from the roundabout at Godsey Lane and visibility would be improved
- Concerns about the lack of cycle lanes which seem to conflict with SKDC SP3 policy
- Increased traffic onto a narrow road. The travel plan was done in July 2013 and since then an outline planning application has been approved for a commercial site on land east of Peterborough Road (S15/3585). There are also two nearby schools whose traffic uses Towngate East which the travel plan has not addressed.
- Planning application for no. 32 flats at Towngate Inn (S14/2994) has been put into SKDC which will increase traffic in this area.
- No landscape details in the application

8.40pm Cllr Lester and Cllr Baxter left the meeting

**9. Update from Cllr Shelton regarding his review of the Neighbourhood Plan process**

Cllr Shelton gave an update on the full council meeting at Deeping St James Parish Council which he attended with Cllr Lester on 28<sup>th</sup> January 2016. The parish council voted unanimously to form a neighbourhood plan jointly with the Town Council. Since the parish of Deeping St James had already been registered this area would now be increased to include Market Deeping.

**Highways**

**10. To update the progress made regarding purchasing an interactive Speed Sign**

The clerk informed the committee that she was waiting to hear when the sign was ready and it would then be installed

**11. To discuss the South East Lincolnshire Local Plan consultation and agree on a response**

Councillors who had looked at the plan felt there was nothing offensive in it. The clerk was asked to write thanking that the council had been kept informed.

**12. Update on the draft recommendations of the electoral review for Lincolnshire County Council**

Cllr Mrs Redshaw informed the committee that Cllr Baxter had revised his proposal since a meeting had been held with Cllr Shelton and Cllr Mrs Redshaw. After a discussion it was agreed to accept this proposal which included the previous one accepted by full council on 13<sup>th</sup> January 2016. This can be provided under separate cover.

**13. Update on the tree preservation orders**

The clerk now has copies of all the tree preservation orders in the town and had marked them onto a map for the committee. In time this would be added onto a map on parish online.

**14. To discuss the contract for the Christmas lights from 2017 and decide next steps**

It was agreed that the clerk would look for suitable companies to provide the lights and report back to the committee

**15. Update on the meeting with Kevin Smith from New River Retail regarding the land at the entrance to the Co-op on Godsey Lane**

Cllr Mrs Redshaw updated the committee on the meeting informing them that it was hoped that the hedge along the entrance and the dangerous branches from the trees would be cut. New River Retail would get a quote for the work and inform the council of the outcome.

**16. Update on the pedestrian crossing on Godsey Lane (near to the primary school / John Eve Field) regarding children's safety when using the crossing.**

The clerk had emailed LCC but had received no reply

**17. Update on the enforcement notice for 116-122 Church Street**

The clerk informed the committee that SKDC had requested that the work be completed by 19<sup>th</sup> February 2016. She would make sure that this was done and if not inform the district council

**18. Footpath 4: Update on letter written by Cllr Brookes to Persimmon Homes**

No further information since an email in early January reported on at the last meeting

**19. Update on the Scout Hut in Wellington Way to be preserved as a community interest building and the next steps to be taken**

The clerk and chairman were still in the process of completing the form

**20. To agree by whom and on which subject an article will be written for the newsletter**

Cllr Mrs Redshaw agreed to write a planning and highways update for the newsletter and Cllr Shelton agreed to an article on the neighbourhood plan

There being no further business, the meeting closed at 9.20pm. The next meeting was scheduled for Wednesday 2<sup>nd</sup> March 2016 at 7pm