

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 January 2016 at 7pm in the Town Hall, Market Deeping. Chairman Cllr Mrs Redshaw presided over Cllrs Brookes, Lester and Shelton. District Cllr Baxter was in attendance.

1. **Chairman’s welcome, to receive declarations of interest and Apologies for Absence.**
Cllr Mrs Redshaw welcomed everyone to the meeting, and wished them a happy new year. There were no declarations of interest. Apologies were received and accepted for Cllr Gamble and Cllr Miss Reed
2. **Minutes from the meeting dated 2nd December 2015.**
Cllr Redshaw asked the committee if they were to accept the minutes of the meeting dated the Wednesday 2nd December 2015, it was proposed by Cllr Brooke, seconded by Cllr Shelton and members voted to accept the minutes 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 at present the form to designate the Scout Hut as a community asset had not been completed but it would be done soon. There had been no information about a meeting with Jim Walker, Cllr Peter Robinson and Kevin Brumfield so the clerk was asked to chase this with Cllr Robinson.
4. **Correspondence.**

Correspondence – Planning & Highways Committee – January 2016				
No.	Received from	Date Received	Subject	Committee Response
1	Resident	8/12/15	Traffic problems at Blenheim Way	It was decided to forward the letter to LCC Highways to ask for their response and to inform the resident of our actions
2	South East Lincolnshire	16/12/15	Local Plan consultation 8/1/16 – 19/2/16	The clerk was asked to thank South East Lincolnshire for informing the council. The committee will study the local plan and return to the next meeting with their comments.
3	LCC	21/12/2015	Network South Travel and Transport Briefing	Noted by the committee. It was agreed to write to LCC Highways thanking them for their work done in the town but to ask about the consideration of an upgrade to the crossing on Godsey Lane since Grantham and Stamford had had new crossings installed.
4	LCC	24/12/15	Temporary Road Closure. Public Right of Way 4 (between 200 metres & 500 metres east of Godsey Lane) Persimmon Homes. From 8/2/16 to 4/4/16	Noted by the committee
5	BT Openreach	16/12/15	Reply to enquiry about BT vans parking on verges in Church Street	Noted by the committee that BT had closed this case since there was no evidence of which vehicles had parked on the verge

6	Rural Services Network	29/12/15	Rural Vulnerability Service newsletter focussing on rural transport	Noted by the committee
7	Resident	5/1/16	Parking issues in Hawthorn Close	It was agreed to forward the emails and photographs to highways and the police. The clerk was asked to reply to the email informing the resident of this action
8	Neighbourhood Planning		Notes on Neighbourhood Planning	Noted by committee
9	Phil Swinton	4/1/16	Re new litter bins on new housing estate	It was agreed to reply to the email informing SKDC that the council had no information on the bins

Planning

5. To consider the planning applications received to date, including SKDC Weekly Planning lists. Planning applications received up to the 2nd December 2015

Ref. no	Application details and address	MDTC response
S15/3233	Mr & Mrs Ford East Wing, The Old Rectory, Church Street, MD Fell 1 x sycamore tree and 1 x laburnum tree	Although they do not like to see trees being removed, the councillors accept that these trees had most probably self-seeded and see no reason why they shouldn't be removed. One councillor has asked that the sycamore only be removed if it is diseased but since the owners have agreed to replant similar trees in a different area, the majority of the councillors have no objection to them being removed. Reply sent 9/12/15
S15/3086	Mrs J Kevan Market Deeping Health Centre Godsey Lane, MD Erection of single storey extension to Health Centre, provision of 2 no. cycle shelters and new car parking facilities	No objections. After a discussion about the S106 money from Persimmon Homes it was agreed to write to LCC Highways about the proposed footpath from the persimmon estate towards the health centre along Towngate East and to ask that it be instated.
S14/2994	Mr Spencer Wrench The Towngate Inn, 3, Towngate East, Market Deeping Conversion of public house and motel and retention of apartment and erection of new buildings to create 32 no. Additional apartments. Full Planning Permission (major) Amended Plans	Cllr Redshaw informed the committee that it appeared that many of the documents were not up to date eg the fact that the building had not been used since 2012. Cllr Lester reminded the committee of previous comments made regarding this planning application and it was felt that a request should be made for it to go before the development control committee. Cllr Baxter agreed to propose this at SKDC. It was agreed that the clerk and Cllr Redshaw would take the committees comments and pass them onto the planning department. These were: <ul style="list-style-type: none"> • There was flooding in the area in May 2014 which the report has not acknowledged • There is little provision for bins which does not appear to include recycling bins

		<ul style="list-style-type: none"> • There does not appear to be sufficient allocation for parking. Couples in a one bedroom flat could own two cars. The site is on a busy junction with no further space for cars to be parked on the road • The access onto Peterborough Road is near a large roundabout with a planning application being discussed for a commercial site next to it. This will increase the volume of traffic. Something which the traffic appraisal has not taken into account. The access onto Towngate East is near to a busy, congested junction • The materials that have been suggested do not compliment those of the commercial application next to it. Much work was done by the town council and SKDC development control committee to make sure that landscaping was installed and stone on the walls facing Peterborough Road • The number of units is too dense for the site since it allows for very little amenity areas • The town has lost a valuable Bed & Breakfast • The council request s that this application be passed to the development control committee and a site visit arranged with this council
S15/3350	<p>Mr M Ash 3, Douglas Road, Market Deeping PE6 8PA</p> <p>Erection of a new dwelling and erection of a single storey extension to front elevation of No. 3 Douglas Road (revised scheme) Full Planning Permission</p>	The council felt that although the development appeared to be alright, there were no plans for additional parking and that the site could become congested. Local residents already use the community centre car park and there are concerns that an extra residency may increase this.
S15/3078	<p>Mr Alan Jones 10, Clover Road, Market Deeping</p> <p>Single storey extension to dwelling Householder</p>	No objections
S15/3365	<p>Mrs E McCudden-Woodcock LCC Eventus, Sunderland Road Northfields Industrial Estate, MD</p> <p>Discharge of condition 6 (landscaping details) of planning permission S13/3224</p>	No objections
S15/3100	<p>Stone Loach Inn 13 Market Place, MD</p> <p>Replacement signage</p>	The committee agreed to reiterate their previous comments and to include that since this is in a conservation area it is felt that the lights are not aesthetically in keeping with the area
S15/3414	<p>Mr & Mrs Machin 43 Meadway, MD</p> <p>Erection of two storey and single side storey rear extension</p>	The committee had no objections as long as the neighbours were not concerned about overlooking issues with the first floor

6. Planning results received.
Planning applications and their results received up to the 2nd December 2015

Ref No.	Application details address	SKDC Decision
S15/3079	Beeby's Properties 11 High Street, MD Pollard ash tree to 5m, raise crown to 4m and reduce upper crown by 60%	Work allowed
S15/2897	LCC Deepings Library 93 High Street, MD Listed building consent for minor internal and external alterations to provide a disabled persons wc and two interview rooms on the ground floor	No objections
S15/2288	Mr M Pastore 138 Tattershall Drive, MD Erection of detached single storey storage building	Permission granted
S15/3166	Mr T Barker Deeping Gate Tree Nurseries Northfield Road East, MD Single storey portal frame extension to an agricultural building	Permission granted
S15/3168	Mr P Irons 41 High Street, MD Work to trees	Work allowed
S15/3167	Mr H Wells 11 High Street, MD Fell ash tree	Work Allowed
For information	MD Fire Station Extension to building of less than 4m	For information since planning permission not required. Small extension so that speedwatch courses can be run
S15/3233	Mr & Mrs Ford East Wing, The Old Rectory, MD Fell 1 x sycamore tree and 1 x laburnum tree	Work allowed

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

Cllr Shelton gave an update on the neighbourhood plan. He informed the committee that Deeping St James Parish Council had discussed moving forward with a joint plan at their December full council meeting. They had approved in going ahead with a plan but were questioning as to why MDTC wished to do it jointly. Cllr Stevens and Cllr Donley (DSJ) had been appointed to meet with Cllr Shelton and Cllr Lester to discuss this matter and then report back to their January full council meeting. Cllr Shelton agreed to attend this meeting. Cllr Lester informed the committee that he had discussed the plan with Cllr Gilbert (DSJ) who believed that working together would benefit the town and parish councils.

Highways

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

The survey results had been returned and three lamp posts had been accepted as suitable for the reactive speed sign. The sign had been paid for and would be ready to be installed in approximately six weeks. It was agreed to use the three sites that had been accepted.

9. To discuss the draft recommendations of the electoral review for Lincolnshire County Council

Cllr Gamble had given his objections to this review to the committee and Cllr Shelton informed the committee that the review recommended making each ward have an electorate of approx 8000. He had studied the numbers and found that by 2021, Market Deeping and West Deeping were proposed to have an electorate of approx 7342, so couldn't understand why Market Deeping needed to be divided. Cllr Baxter suggested that Market Deeping could stay whole and be placed with West Deeping and some of the villages to the west and Deeping St James could have Langtoft included with it. This would make each ward approximately 8000. Cllr Lester felt that if the wards were to stay as recommended then it should not be called 'Deeping St James'. After a discussion it was agreed that Cllr Baxter would send a report into the council before the next full council meeting giving his suggestion above so that the councillors could make a united report. This may give a chance of alterations being made.

8.17pm comfort break. Cllr Baxter left the meeting

8.19pm meeting recommenced

10. To discuss the Lincolnshire minerals and waste local plan: draft site locations document and to decide next steps

Cllr Redshaw informed the committee that she was concerned about the West Deeping site MS29-SL for heritage reasons and how it will affect the area around the mills. Concerns were also raised about what would happen to the area after the minerals had been extracted. The clerk was asked to forward these comments.

11. To discuss the impact of planned gas main replacement work in the High Street (Cllr Brookes)

Cllr Brookes informed the committee that he had contacted National Grid regarding the three months gas works, but had had no reply. The road works were still on LCC website as advanced planning

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

There was no update but the clerk had been asked in correspondence no. 3 to write to LCC Highways requesting for the crossing to be upgraded

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

The clerk had been asked to get an update on previous enquiries on this building and she informed the committee that an enforcement notice had been issued to the owner requesting work to be done to the building. This expires on 19th February and the clerk would check that this had been enforced. She had also been asked to enquire about 20 High Street since no work had begun since the planning application had been passed. Ian Wright the principal conservation officer had agreed to monitor the situation on this building

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

Cllr Brookes had not received any further update but would chase Persimmon Homes for more information.

15. 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

There being no further business, the meeting closed at 8.25pm. The next meeting was scheduled for Wednesday 3rd February 2016 at 7pm