

Market Deeping Town Council – Planning and Highways Committee

Minutes of a virtual meeting of Market Deeping Town Council’s Planning and Highways Committee held on Wednesday 5 May 2021 at 7pm. Cllr Brookes presided over Cllr Davis, Cllr Dolan, Cllr Hembrow, Cllr Miss Moran, Cllr Mrs Redshaw and Cllr Shelton. The Clerk and Deputy Clerk were in attendance and a member of public was also present.

175 Chairman’s Welcome

The Chairman welcomed everyone to the meeting.

176 Apologies for Absences

Apologies for absence were received prior to the meeting from Cllr Yarham.

177 To Receive Declarations of Interest under the Localism Act 2011

Cllr Shelton declared an interest in agenda item 8 PL/0020/21.

178 Minutes from the Meeting dated Wednesday 7 April 2021.

It was proposed by Cllr Brookes, seconded by Cllr Shelton and **RESOLVED** unanimously that the minutes of the meeting be signed as a true and accurate record. The Clerk was instructed to sign the minutes on behalf of the Chair.

179 Clerk’s Report

Three quotes have been requested for two Speed Indicator Devices plus brackets. Received one quote so far from Pandora Technologies Ltd Radar Speed Signs as detailed below:-

PTSC901 Radar speed sign (speed digits only) £1895.00 + VAT

PTSC914 Radar activated ‘SLOW DOWN’ message £1595.00 + VAT

Battery charge £130 + VAT

Optional spare battery £55.00 + VAT

The signs arrive complete with post clips or screw-bands for an easy fix to an existing post

Delivery for 1 nbr sign (including extra battery if required) £35.00 + VAT

Website: radarspeedsigns.co.uk

SKDC have acknowledged the report about the sign outside Linfords Fish and Chip Shop and will address when time permits.

The Committee agreed to wait for the two quotes before purchasing the speed indicator devices to ensure best value for money. It was also agreed that quotes should be obtained for solar operated devices. The Deputy Clerk was asked to bring back to the next meeting with details in order for the Committee to make an informed decision.

180 Correspondence to be Noted

Members had received a copy of the correspondence prior to the meeting.

Correspondence to be Noted – Received up to 5 May 2021		
Date Received	Subject	Committee Response
12.04.21	Record of valid planning applications registered between 6 April 2021 – 9 April 2021	Noted.
12.04.21	Supplement Additional Information Report – Issued 12 April 2021 to the agenda for Planning Committee, 14 April 2021	Noted.
19.04.21	Record of valid planning applications registered between 12	Noted.

	April - 16 April 2021	
26.04.21	Record of valid planning applications registered between 19 April – 23 April 2021	Noted.
14.04.21	Minutes for Planning Committee, Wednesday 14 April 2021	Noted.
28.04.21	Agenda for Planning Committee, Wednesday 12 May 2021	Noted.
28.04.21	TPO Millfield Road, Market Deeping. This dates back to 2018 and has been referred to SKDC.	Noted.
29.04.21	New poster for Lincsbus, Lincolnshire Transport Helpline and CallConnect	Noted.
04.05.21	Record of valid planning applications registered between 26-30 April 2021	Noted.

181 Correspondence to be Acted Upon

Correspondence to be Acted Upon – Received up to 5 May 2021				
No.	Received from	Date Received	Subject	Committee Response
1	SKDC	22.04.21	NOT APPLICABLE – Land is located in Deeping St James Wade Park Avenue, Market Deeping	The Committee noted that this land was located in Deeping St James.

182 Finance

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

The Deputy Clerk had provided members with a report prior to the meeting. Cllr Brookes asked members if there were any comments on the omega report, and there were none.

Planning

183 To consider the planning applications received up to 5 May 2021, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S21/0581	<p>Applicant: Mr Steve Green</p> <p>Location: A15 Peterborough Road/A1175/North Field Road Roundabout, Market Deeping, PE6 8GY</p> <p>Proposal: Five identical, non-illuminated signs measuring 1200 mm wide x 500 mm high, fixed into the ground using steel posts (2 per sign) with the distance between the ground and the bottom of the sign being approximately 350 mm. Posts fixed into the ground to a depth of approximately 500 mm using postcrete.</p> <p>App Type: Advertisement Consent</p>	<p>The Committee objected to this application due to the following:- i) concerns on safety due to the number of signs that will be appearing in this area which could potentially distract motorists. ii) Signs located on a highway verge should be able to safely collapse in the event of a road traffic accident. iii) The gateway to Market Deeping should be visibly pleasing as highlighted in the Neighbourhood Plan and the Committee believes the proposed signs will have an adverse effect. The Clerks were asked to respond to SKDC with the Committee's objection and concerns.</p>

S21/0680	<p>Applicant: Miss Jayne Reed 10 Nightingales, Market Deeping, PE6 8RU</p> <p>Erection of single storey rear extension (retrospective)</p> <p>App Type: Householder</p>	<p>The Committee agreed that the planning application is not aligned with the accompanying images and drawings and is confusing. Cllr Chris Davis proposed and Cllr Miss Moran seconded that a request is made to SKDC to withdraw the application and ask the applicant to resubmit with the correct drawings and correct application numbers for approval. This was RESOLVED with 6 in favour.</p>
S21/0680	<p>Applicant: Miss Jayne Reed 10 Nightingales, Market Deeping, PE6 8RU</p> <p>Erection of single storey side and rear extensions (retrospective) (part revised scheme of permission S16/1848)</p> <p>App Type: Householder</p>	<p>As above.</p>
S21/0768	<p>Applicant: Mrs A Dew Land between Godsey Lane and Towngate East, Market Deeping</p> <p>Modify planning obligations associated with S106 agreement attached to S13/2776</p> <p>App Type: Modify or discharge planning obligation</p>	<p>The Committee agreed to support this application. Cllr Brookes and Cllr Davis acknowledged and appreciated the work that Cllr Shelton had done with regards to the allotments.</p>
S21/0767	<p>Applicant: Mrs A Dew Land between Godsey Lane and Towngate East, Market Deeping</p> <p>Modify planning obligations associated with S106 agreement attached to S13/2777</p> <p>App Type: Modify or discharge planning obligation</p>	<p>The Committee agreed to support this application.</p>
S21/0629/TCA	<p>Applicant: Mr and Mrs Bradshaw The Cedars, 82 Church Street, Market Deeping, PE6 8AL</p> <p>Remove 1 yew tree in poor condition and raise the other yew by 4-5m</p> <p>App Type: Trees in CA – Section 211 Notice</p>	<p>The Committee welcomed the amendment to retain 1 yew tree. The Committee agreed that the raising of the crown is kept at 3m for the remaining yew tree.</p>
PL/0020/21	<p>Applicant: Kier Construction Deepings Community Library, 93 High Street, Market Deeping</p> <p>For the removal of existing fire doors and replaced with FD30 glazed fire doors, upgrading of some existing fire doors up to FD30 spec. Removal of two wooden boardings (50x70cm approx) located on ground floor in ceiling and second floor in wall and replaced with fire rated plasterboard.</p>	<p>The Committee agreed to support this application.</p>

184 Planning applications and their results received up to the 5 May 2021

Members had no comments on the decisions below.

Ref No.	Application details and address	SKDC Decision
S21/0220	<p>Applicant: Mrs Claire Bradshaw The Cedars, 82 Church Street, Market Deeping, PE6 8AL</p> <p>Installation of windows and doors to existing single storey garden room</p> <p>Date received: 17 February 2021 Decision date: 13 April 2021</p>	Grants Planning Permission
S21/0221	<p>Applicant: Mrs Claire Bradshaw The Cedars, 82 Church Street, Market Deeping, PE6 8AL</p> <p>Installation of windows and doors to existing single storey garden room</p> <p>Listed building consent Date received: 4 February 2021 Decision date: 13 April 2021</p>	Consent has been Granted
S21/0410	<p>Applicant: Mr and Mrs Beeken 2 Cedar Close, Market Deeping, PE6 8BD</p> <p>Proposed removal of existing rear lean-to extension and flat roof over garage, erection of new single storey flat roof with lantern light extension new roof to garage and new front porch</p> <p>Date received: 2 March 2021 Decision date: 19 April 2021</p>	Grants Planning Permission
S21/0400	<p>Applicant: Mr and Mrs Smith 26 Towngate, West Market Deeping, PE6 8DG</p> <p>Single storey rear extension</p> <p>Date received: 1 March 2021 Decision date: 19 April 2021</p>	Grants Planning Permission
S21/0611	<p>Applicant: Miss Carol Stewart 39 High Street, Market Deeping, PE6 8ED</p> <p>Approval of details required by conditions 3 (joinery details) by planning permission S20/2211</p> <p>Date received: 25 March 2021 Decision date: Details approved 19 April 2021</p>	Details are acceptable

S21/0460	<p>Applicant: Philip Reynolds 28 Godsey Crescent, Market Deeping, PE6 8HX</p> <p>Erection of single storey side extension</p> <p>Date received: 10 March 2021 Decision date: 22 April 2021</p>	Grants Planning Permission
S20/1737	<p>Applicant: Mrs Hannah Guy Land north of Towngate East (Phase A), Market Deeping, PE6 8DR</p> <p>Submission of details reserved by condition 3 (construction management plan), 4 (surface water drainage), 6 (foul water drainage), 14 (boundary treatments), 15 (materials) pursuant to S16/0112 (construction of 240 dwellings)</p> <p>Date registered: 9 October 2020 Decision date: 23 April 2021</p>	<p>Decision A: The submitted details, as specified below, are ACCEPTABLE:</p> <ol style="list-style-type: none"> 1. It is considered that the details of the surface water drainage scheme submitted in relation to condition 4 as set out in the following documents are acceptable: <ul style="list-style-type: none"> (i) Drawing nos. MA10815 / A / 200 Rev B, MA10815 / D / 200-1 Rev D, MA10815 / A / 202, MA10815 / A / 203-2, MA10815 / A / 204-1 Rev A, MA10815 / A / 204-2 Rev A, MA10815 – A – 206 Rev B, MA10815 / A / 207 Rev A, MA10815 / A / 208, MA10815 / A / 210 received on 9th October 2020 <p>The development must be implemented in accordance with the approved details.</p> 2. It is considered that the details of the foul water drainage scheme submitted in relation to condition 6 as set out in the following documents are acceptable: <ul style="list-style-type: none"> (i) Drawing nos. MA10815 / A / 200 Rev B, MA10815 / D / 200-1 Rev D, MA10815 / D / 200-2 RevA, MA10815 / D / 200-3 RevA, MA10815 / A / 203-2, MA10815 / A / 205 Rev B, MA10815 – A – 206 Rev B, MA10815 / A / 210 received on 9 October 2020 <p>The development must be implemented in accordance with the approved details.</p> 3. It is considered that the details of the boundary treatments submitted in relation to condition 14 as set out in the following drawings are acceptable: <ul style="list-style-type: none"> (i) Drawing titled 'Site Layout Area A', Drawing No L-SITE-A rev C received on 9th October 2020 (ii) Drawing titled 'Charter Area D', Drawing

		<p>No. L55-CHARTER-AREA D received on 9th October 2020</p> <p>The development must be implemented in accordance with the approved details.</p> <p>4. It is considered that the details of the boundary treatments submitted in relation to condition 15 as set out in the following drawings are acceptable:</p> <p>(i) Drawing titled 'Charter Area D', drawing no. L55-CHARTER-AREA D</p> <p>The development must be implemented in accordance with the approved details.</p> <p>The submitted details, as specified below, are NOT ACCEPTABLE:</p> <p>Notes(s) to Applicant:</p> <ol style="list-style-type: none"> 1. This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation. 2. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision. 3. Condition 3 (Construction Management Plan) is not discharged.
S20/1493	<p>Applicant: Mr Roy Stanton The Old Coach House, Bridge Foot, Market Deeping, Lincolnshire, PE6 8AA</p> <p>Change of use from public house and a residential flat to five flats and car parking</p> <p>Date received: 23 September 2020 Decision date: 29 April 2021</p>	Grants Planning Permission
S20/2218	<p>Applicant: Mr James Hunter 76 Church Street, Market Deeping, PE6 8AL</p> <p>Internal amendments to fireplaces</p> <p>Date received: 12 January 2021 Decision date: 29 April 2021</p>	Consent has been refused
PL/0032/21	<p>Applicant: Lincolnshire County Council Eventus, Sunderland Road, Northfields Industrial Estate, Market Deeping</p> <p>For the removal of first floor entrance staircase and revolving door and construction of new external fire escapestairs and associated internal alterations, provision of a storeroom</p>	Granted Permission

	and external works, including the provision of an additional eight standard parking spaces and the relocation of two disabled spaces	
	Date of proposal: 25 February 2021 Decision date: 28 April 2021	

Highways

185 For members to review reported highways issues.

The Deputy Clerk had provided Members with a copy of the Highways report prior to the meeting.

MDTC Reported Highway Issues – Planning & Highways Committee – up to 5 May 2021				
No.	Highway Issue	Date	Reported to	Response
1	Missing slabs and tarmac infill following work by utility company.	30/07/2019	LCC Fix My Street Ref 353825	07/2019 – Investigating. 03/2020 – In Progress. 04/2020 – Action scheduled but delayed by COVID-19. 16/02/21 – Action scheduled
2	Request for review of zebra crossing on Godsey Lane.	18/11/2020	Traffic Signal Team, LCC	Review scheduled for March/April 2020 but delayed by COVID-19
3	Request for extension to double yellow lines along Douglas Road & introduction of double yellow lines along The Avenue at its junction with Church Street.	06/01/2020	LCC, Divisional Highways Team	06/20 - This is currently on the LCC Traffic Team's list to investigate. It will take between 6-9 months to implement a suitable scheme, if they think there is one that will address the issues.
4	Brickwork in the tunnels on the Bridgefoot Bridge in a poor state of repair	26/05/2020 09/06/2020	Peterborough City Council Cllr Hembrows condition report submitted to Peterborough City Council	28/05/2020 – Investigating 07/07/2020 – PCC identified bridgeworks as high priority within the 3year construction works programme. Site investigations will be required but works should be completed within 2 years. PCC will provide updates as and when available. Special thanks to Cllr Hembrow for his report.
5	Halfleet (btwn St Guthlac's Church and Towngate) – Significant carriageway	22/07/2020	LCC Ref 373932	23/07/20 – Investigating

	deterioration.			23/07/20 – In Progress 25/11/20 – Action scheduled 04/01/21 – Chased up by District Cllr 18/02/21 – In Progress
6	Corner of Bramley Road & Godsey Lane – poor state of repair causes fall.	29/07/2020	LCC Ref 374253	29/07/2020 – Investigating 31/07/20 – In Progress 02/09/20 – Action Scheduled

The Committee requested that the Clerks write to Lincolnshire County Council to establish when the litter clearing on the Market Deeping bypass was last carried out and when is it next due.

The Committee discussed the poor condition of Church Street Road which is still suffering from potholes. The Clerks was requested to write to the newly elected Councillor requesting that this matter is revisited by Lincolnshire Highways Department.

The Committee requested the Clerks write to Lincolnshire Highways Department to enquire when the schedule to install double yellow lines on Towngate East and Douglas Road is planned.

186 For members to consider locations of additional benches along Godsey Lane

The Committee discussed possible locations for additional benches along Godsey Lane. It was agreed that the Clerks would write to Lincolnshire County Council to enquire if they would consider additional seating at the corner of these locations off Godsey Lane entering into Godsey Crescent, Bramley Way and The Grove. It was agreed that the pavement was wide enough to accommodate a bench at these locations.

The Committee also discussed the possibility to install a bench in John Eve Park, facing the park with a small tarmac area to enable wheelchair access. It was agreed to refer this to Amenities and Open Spaces Committee to consider.

187 For members to review parking issues in Willoughby Avenue

The Committee had received no further concerns from the public with regards to this matter since the construction work had been completed. Cllr Mrs Redshaw reported that since the new access had opened there had been no issues raised with regards to parking.

188 For members to receive an update on the refurbishment work to the Council's bus stops

Cllr Hembrow reported that work is due to commence on the 24 May – 3 June on the Market Place bus stops. Delaine are happy with the programme and have informed their drivers. Cllr Hembrow will be visiting businesses to inform them that work will be carried out shortly to refurbish the bus stops that are located near their businesses.

Cllr Hembrow informed that Shelter 9 was being removed but will now remain as it is used by a number of pupils. The bus shelter number 6 outside of the healthcare centre will be removed and the shelter will be reinstalled at shelter 9.

Cllr Hembrow informed the Committee that Delaine have requested an additional bus stop outside of Chesters Restaurant on Church Street. It was agreed to progress the refurbishment work already scheduled before progressing this request.

Conservation Area

189 For members to review any issues relating to the Conservation area.

There were no issues to report.

190 For members to review any matters arising from the public session.

There were no issues to discuss.

There being no other business, Cllr Brookes thanked everybody for their attendance and closed the meeting at 8.22 pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 2 June 2021 at 7pm.

Chairman signature.....

Date.....