

## 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 6 April 2022 at 7pm. Cllr Shelton presided over Cllr Mrs Redshaw, Cllr Dr Byrd and Cllr Miss Moran. The Deputy Clerk was also in attendance.

### **140. Chairman’s Welcome**

The Chairman welcomed everyone to the meeting.

### **141. Apologies for Absences**

Apologies were received from Cllr Lester, Cllr Brookes and Cllr Davis prior to the meeting.

### **142. To Receive Declarations of Interest under the Localism Act 2011**

There were no declaration of interests.

### **143. Minutes from the meeting dated Wednesday 2 March 2022**

It was proposed by Cllr Shelton and seconded by Cllr Miss Moran and **RESOLVED** unanimously that the minutes of the meeting be signed as a true and accurate record.

### **144. Clerk’s Report**

<b>Covered Bus Shelter on Peterborough Road</b> – An updated quote had been received with an increase from £9783 (inc VAT) to £13,227 (inc VAT)
<b>Highway Grass Cutting</b> – LCC agreement had now been signed and returned. The rebate from LCC is £1723.41.  The additional cuts for 2022/2023 for Market Deeping Town Council is £4702.00 – the rebate from LCC of £1723.41 = £2979.00 net of VAT contributions.

### **145. Correspondence**

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

<b>Correspondence to be Noted – Received up to 6th April 2022</b>				
<b>No.</b>	<b>Received from</b>	<b>Date Received</b>	<b>Subject</b>	<b>Committee Response</b>
1.	SKDC	07.03.22	Record of valid planning applications registered between 28 February – 4 March 2022	Noted.
2.	SKDC	07.03.22	Minutes for Planning Committee, Thursday 24 February 2022	Noted.
3.	Cllr A Baxter	10.03.22	Update on proposed waiting restrictions – Douglas Road, Church Street, The Avenue	Noted.
4.	SKDC	14.03.22	Record of valid planning applications registered between 7 – 11 March 2022	Noted.
5.	LCC	15.03.22	Temporary Traffic Restriction Amendment: Market Deeping	Noted.

			<p>Reason for Restriction: Section 278 Works</p> <p>Location and Nature of Restriction</p> <p>40mph speed limit order in place on: A15 Peterborough Road (Between A1175 &amp; Meadow Road)</p> <p>A15 (Between B1524 &amp; a point 250m south of B1166)</p> <p>Period of Restriction (Originally 17.1.22 to 28.2.22)</p> <p>Restrictions now extended to finish 10.04.22</p>	
6.	LCC	15.03.22	<p>Temporary Traffic Restriction Amendment: Market Deeping</p> <p>Reason for Restriction: Section 278 Works Local and Nature of Restriction:40mph speed limit order in place on: A15 (Between B1424 &amp; a point 250m south of B1166) B1166 (Between A15 &amp; a point 250m East) A1175 (Between A16 &amp; a point 25m West)</p> <p>Layby closure order in place: Layby on East side of A15 (Between A1175 &amp; a point 300m North)</p> <p>Road closure order in place on: A15 Peterborough Road (Closed Northbound only between A1175 &amp; Meadow Road)</p> <p>Period of Restriction: (Originally 10.1.22 to 28.2.22)</p> <p>Restrictions now extended to finish 10.4.22</p>	Noted.
7.	Cllr Baxter	15.03.22	<p>Persimmon Development: Market Deeping Godsey Lane (copied into an email to Persimmon regarding outstanding matters)</p>	Noted.
8.	SKDC	16.03.22	<p>Agenda for Planning Committee, Thursday 24 March 2022, 1.00 pm</p>	Noted.
9.	LCC	16.03.22	<p>Temporary Traffic Restriction Amendment: Market Deeping</p> <p>Reason for restriction: Road Planning/surfacing works/road markings</p>	Noted.

			<p>Location &amp; Nature of Restriction</p> <p>Road Closure Order in place on:</p> <p>A15 (Between A1175 &amp; Meadow Road)</p> <p>Period of Restriction: (Originally 7.3.22 – 11.3.22)</p> <p>Closure now extended to finish 10.4.22</p>	
10.	SKDC	21.03.22	Record of valid planning applications registered between 14 March and 18 March 2022	Noted.
11.	SKDC	28.3.22	Record of valid planning applications registered between 21 - 25 March 2022	Noted.
12.	SKDC	30.3.22	Agenda for Planning Committee, Thursday, 7th April, 2022, 1.00 pm	Noted.
13.	SKDC	01.04.22	Record of valid planning applications registered between 28 March and 1 April 2022	Noted.
14.	Aldi	04.04.22	Copy of a newsletter issued to residents regarding proposed redevelopment of land off Godsey Lane	Noted.
15.	SKDC	06.04.22	Agenda Supplement: Additional Information Report to the agenda for Planning Committee, Thursday 7 April	Noted.

<b>Correspondence to be Acted Upon – Received up to 6<sup>th</sup> April 2022</b>				
<b>No.</b>	<b>Received from</b>	<b>Date Received</b>	<b>Subject</b>	<b>Committee Response</b>
1.	LCC	03.03.22	<p>Consultation – Scoping Opinion – Reference EIA/28/22</p> <p>Development: Proposed southern extension of West Deeping Quarry – site allocation MS29-SL</p> <p>Location: Land south of West Deeping Quarry, Stamford Road, West Deeping</p> <p>Town Clerk emailed to P&amp;H Cttee on 3 March asking for comments by 18 March.</p>	The Committee had no comments.

2.	Resident's comment on Facebook via Cllr Miss Moran	09.03.22	Resident concerned about the bus shelter on Towngate East outside the Health Centre opposite the junction of Lancaster Way. Deputy Clerk contacted Delaine to enquire if this shelter is still in use. Awaiting a response.	Cllr Shelton agreed to follow up with Delaine to enquire if the bus shelter was still in use.
3.	Resident via Cllr Shelton	15.03.22	Request to reinstall the bus information display case inside the shelter outside The Stage.	The Committee were happy to reinstall the display case. The Clerks were requested to check the location of the case with the company who carried out the refurbishment work.
4.	LCC	16.03.22	Grass cutting agreement for 2022-23. Contribution due to MDTC £1723.41	The Committed noted the rebate.
5.	Resident	04.04.22	Request for MDTC to approach Lincolnshire County Council to install double yellow lines on Godsey Crescent	The Committee considered the request and would advise the resident to contact Lincolnshire County Council direct. If LCC wish to consult on the installation of double yellow lines on Godsey Crescent then MDTC will consider it at this time.
6.	Councillor	06.04.22	Planning Application S21-2273	It had been brought to the Committee's attention that the committee had not discussed the proposed garage, which had been overlooked, when discussing the redevelopment of the house. The Committee have now considered the proposed garage and would like to emphasise the policy from the Deepings Neighbourhood Plan, Policy DNP12 point 3 "Green Lanes – The Plan identifies Millfield Road and Back Lane as Green Lanes. Development proposals on land adjoining Green Lanes should be designed and arranged to take account of their rural character and appearance." The Committee do not feel that the proposed position of the garage complies with this policy and suggests that it should be sited further back from the boundary line and the existing trees and hedges should remain.

## 146. 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 Shelton asked members if there were any comments on the omega report, and there were none.

## Planning

### 147. To consider the planning applications received up to 6 April 2022, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S22/0449	<p>Applicant: Mr A Clifton 16 Millfield Road, Market Deeping, PE6 8AD</p> <p>Proposed garage conversion and office above</p> <p>App Type: Householder</p>	The Committee had no comments.
S22/0475	<p>Applicant: Mr and Mrs Cairns 7 Woodcroft Close, Market Deeping, PE6 8BT</p> <p>Demolition of existing conservatory and erection of new extension</p> <p>App Type: Householder</p>	The Committee had no comments.
S22/0561	<p>Applicant: Mr Gareth Roberts Riverside Garage, 25 Stamford Road, Market Deeping, PE6 8AB</p> <p>Submission of details reserved by Conditions 3 (Contamination), 4 (Demolition and Construction Management Plan), 5 (Sustainable Buildings), 6 (External Materials) and 7 (Landscaping Details) of S21/1757 (Demolition of existing commercial garage and erection of 2 (no) residential dwellings)</p> <p>App Type: Discharge of Conditions (Planning)</p>	The Committee had no comments.
S21/2495	<p>Applicant: Mr Russell MantalerisDimelow 21 Godsey Crescent, Market Deeping, PE6 8HU</p> <p>Part change of use of dwelling to child minding business</p> <p>App Type: Full Planning Permission</p>	<p>The Committee discussed this application at length but felt it was unclear from the planning application what was being proposed. The Committee agreed to invite the applicant, if available, to brief Full Council on 13 April.</p> <p>The Committee agreed that SKDC should be approached for an extension until after the Planning and Highways Committee on 4 May 2022.</p>

S22/0557	<p>Applicant: Bannerjee Courtfield House, 21 Church Street, Market Deeping, Lincolnshire, PE6 8AN</p> <p>Works to Trees</p> <p>App Type: Trees in CA - Section 211 Notice</p>	<p>The Committee requested the statutory details to be able to consider the application. The Deputy Clerk was asked to contact the planning team for an extension and details of the reason why the yew tree is to be felled, photographs and the location of the trees concerned.</p>
S22/0638	<p>Applicant: Mr Peter Hilton St Guthlac's Church, Church Street, Market Deeping, PE6 8DA</p> <p>Works to Trees</p> <p>App type: Trees in CA - Section 211 Notice</p>	<p>The Committee had no comments.</p>
S22/0651	<p>Applicant: Mr Abdul Kachra 116 To 122A, Church Street, Market Deeping, PE6 8AL</p> <p>Alterations to enable to reinstatement of 2 self-contained apartments and associated external repairs</p> <p>App Type: Listed Building Consent</p>	<p>The Committee had no comments.</p>
S22/0644	<p>Applicant: Mr Conor O'Loughlin 2 Wellingtonia Gardens, Market Deeping, Lincolnshire, PE6 8AJ</p> <p>Works to Tree</p> <p>App Type: Tree Preservation Order</p>	<p>The Committee had no comments.</p>
S22/0594	<p>Applicant: Mr Giles Clawson Riverview, 13 Stamford Road, Market Deeping, PE6 8AB</p> <p>Installation of Juliet balcony and French doors to first floor rear following widening existing opening</p> <p>App Type: Householder</p>	<p>The Committee had no comments.</p>
S22/0624	<p>Applicant: Mrs Angela Mason 16 The Pasture, Market Deeping, Lincolnshire, PE6 8PD</p> <p>Two storey side extension and single storey rear extension</p> <p>App Type: Householder</p>	<p>The Committee had no comments.</p>
S22/0709	<p>Applicant: Dr Helen Flannery 48 Dixons Road, Market Deeping, Lincolnshire, PE6 8AG</p>	<p>The Committee had no comments.</p>

	Erection of timber fencing to enclose rear garden  App Type: Householder	
PL/0033/22	Applicant: Cemex (UK) Operation Ltd Cemex West Deeping Quarry, King Street, West Deeping  To vary conditions 2 and 4 of planning permissions S19/2127 to allow for an amended phasing programme and revisions to the approved restoration scheme. App Type: County Matter Waste Application	The Committee asked the Clerks to thank the planning department for the information and confirm that the details will be placed on our website as requested.

#### 148. Planning applications and their results received up to the 6 April 2022

Members had no comments on the decisions below.

Ref No.	Application details and address	SKDC Decision
S22/0064	Applicant: Mr Michael Clark 4 Lady Margaret's Avenue, Market Deeping  Single storey rear extension  Date received: 12 January 2022 Decision date: 10 March 2022	The proposal is permitted development and full planning permission is not required.
S21/2449	Applicant: Julia & Martin Heaton & Clarke 16 High Street, Market Deeping, PE6 8EB  New roof, new garage doors and refurbishment works to listed building  Date received: 14 December 2021 Decision date: 11 March 2022	Grants Planning Permission.
S21/2450	Applicant: Julia & Martin Heaton & Clarke 16 High Street, Market Deeping, PE6 8EB  New roof, new garage doors and refurbishment works to listed building  Date received: 14 December 2021 Decision date: 11 March 2022	Consent has been granted.
S22/0513	Elderwood Tree Care  Courtfield House, 21 Church Street, Market Deeping, PE6 8AN Dead and Dangerous Tree Exemption  5-day notice for felling oak tree	Tree can be removed

S22/0395	<p>Applicant: Mr Gareth Roberts Riverside Garage, 25 Stamford Road, Market Deeping</p> <p>Non-material amendments to S21/1757 to remove the parapets on the proposed dwellings, as well as removing and altering window positions of Plot 2.</p> <p>Date received: 21 February 2022 Decision date: 18 March 2022</p>	<p>Approval granted in respect of the non-material amendments referred to in Part I hereof in relation to planning permission as follows:</p> <p>1 The amendments to S21/1757 as detailed in the following list of plans submitted with the application are considered to be non-material in scale and acceptable by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>Proposed dwellings – proposed elevations – Plot 1 (Ref: RG/109/F)</li> <li>Proposed dwellings – proposed elevations – Plot 2 (Ref: RG/214/F)</li> </ul>
S18/1547	<p>Applicant: Mr Mark Mann Land east of Peterborough Road, Market Deeping</p> <p>Employment development (B1, B2, B8) and associated works. Reserved matters (layout, scale, appearance and landscaping) pursuant to S14/3585</p> <p>Date received: 17 August 2018 Decision date: 1 April 2022</p>	Withdrawn by agent.

**149. For members to consider a formal response following the Allison Homes consultation meeting**

Cllr Dr Byrd had circulated a draft response from Market Deeping Town Council prior to the meeting. The Committee was happy for the response to be sent.

**150. An explanation of D.N.P. implementation and monitoring process**

The Committee agreed to defer this item until the next meeting.

**Highways**

**151. For members to review reported highways issues.**

The Deputy Clerk had circulated a copy of the Highways issues report prior to the meeting.

<b>MDTC Reported Highway Issues – Planning &amp; Highways Committee – up to 6 April 2022</b>				
<b>No.</b>	<b>Highway Issue</b>	<b>Date reported</b>	<b>Reported to</b>	<b>Response</b>
1	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



				<p>is one that will address the issues.</p> <p>10/21 – Proposed yellow lines being advertised</p> <p>Update 08.12.2021 – LCC contacted MTDC seeking comments to proposed waiting times, deadline to respond 7.01.22</p> <p>Update: 24.01.22 Public Notice issued by LCC, deadline for objections 25 February 2022</p>
2	Halfleet (between St Guthlac's Church and Towngate) – Significant carriageway deterioration.	22/07/2020	LCC Ref 373932	<p>23/07/20 – Investigating</p> <p>23/07/20 – In Progress</p> <p>25/11/20 – Action scheduled</p> <p>04/01/21 – Chased up by District Cllr</p> <p>18/02/21 – In Progress</p> <p>10.12.21 – LCC reported fixed</p> <p>05.01.22 Cllr Shelton advised that he would check that the road had been repaired.</p>
3	Corner of Bramley Road & Godsey Lane – poor state of repair causes fall.	29/07/2020	LCC Ref 374253	<p>29/07/2020 – Investigating</p> <p>31/07/20 – In Progress</p> <p>01/09/20 – Action Scheduled</p>
4	Kerb stone missing on Whitley Way Roundabout	09/07/2021 12/07/2021	LCC FixMyStreet Ref 401136 Ref 401276	<p>12.07.21 Action scheduled.</p> <p>12.01.22 LCC informed that the roundabout is in need of maintenance and the missing kerb will be addressed when this is carried out</p>
5	Waiting restrictions on Blenheim Way			Update: Yellow lines were installed on 10 March 2022

**152. For members to consider the received quotations re bus shelter**

The Deputy Clerk had provided members with a copy of the revised quote prior to the meeting. The Committee agreed that this was a significant increase and further research should take place. It was agreed to discuss the findings at Full Council on 13 April.

**Conservation Area**

**153. For members to review any issues relating to the Conservation area.**

There were no issues.

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

There were no issues to discuss.

There being no other business, Cllr Shelton thanked everybody for their attendance and closed the meeting at 8.55 pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 4th May 2022 at 7pm.

**Chairman signature.....**

**Date.....**