

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 4 May 2022 at 7pm. Cllr Shelton presided over Cllr Dr Byrd, Cllr Lester, Cllr Brookes and Cllr Davis. The Deputy Clerk was also in attendance. A member of the public was also in attendance.

Cllr Lester joined the meeting at 7.05 pm.

Cllr Shelton welcomed everyone to the meeting and invited the member of the public to speak to address the Committee. The member of the public would like to reintroduce the community speed watch, which he would happily manage and source 3 volunteers all of which would require training. The area of particular concern is Godsey Lane and Towngate East. The resident had been in contact with the Lincolnshire Road Safety Team who had provided details of the scheme.

Cllr Davis confirmed that previously there had been a lack of volunteers and therefore the council invested in two inactive speed devices to reduce the speed along Stamford Road and Halfleet.

The resident confirmed he would be happy to co-ordinate the scheme and looks forward to hearing from the council with their thoughts.

Cllr Shelton thanked the resident for attending the meeting and the public session closed at 7.10 pm.

156. Chairman’s Welcome

The Chairman welcomed everyone to the meeting.

157. Apologies for Absences

Apologies were received from Cllr Mrs Redshaw prior to the meeting.

158. To Receive Declarations of Interest under the Localism Act 2011

There were no declaration of interests.

159. Minutes from the meeting dated Wednesday 6 April 2022

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

160. Clerk’s Report

Installation of a Covered Bus Shelter on Peterborough Road – Awaiting confirmation from Externiture that the new quote will be held until planning permission had been received.

Update: Bus Shelter located outside the Health Centre opposite Lancaster Way was not included in the shelter refurbishment as it was primarily used as a setting down stop. Having contacted Delaine they have confirmed that approximately 20-25 students on school days catch the bus at 0806 302 towards Bourne, and no doubt appreciate the shelter on days when the weather is poor. Consideration as to whether the bus shelter should receive repairs due to the rust or removed based on the level of use.

Cllr Shelton agreed to contact Externiture to obtain confirmation that the quote would be held for three months to enable the Council the time to obtain Planning Permission for the bus shelter on Peterborough Road.

Cllr Shelton agreed to contact Delaine to discuss the usage of the bus shelter opposite Lancaster Way. It was proposed by Cllr Davis and seconded by Cllr Lester and **RESOLVED** unanimously to obtain a quote for the

repair works from a local welder and a quote from the company who carried out the recent paint work on the other bus shelters in readiness for a decision to be made on the way forward at the next meeting.

161. Correspondence

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

Correspondence to be Noted – Received up to 4th May 2022				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	11.04.22	Record of valid planning applications registered between 4 April – 8 April 2022	Noted.
2.	SKDC	11.04.22	Agenda for Planning Committee, Thursday 21 April 2022	Noted.
3.	SKDC	19.04.22	Record of valid planning applications registered between 11-15 April 2022	Noted.
4.	SKDC	20.04.22	Supplement: Additional information to the agenda for Planning Committee, Thursday 21 st April 2022	Noted.
5.	LCC	21.04.22	Temporary Traffic Restriction Amendment: Market Deeping Reason for Restriction: Emergency Cable Repairs Local and Nature of Restriction: Emergency road closure order – John Eve Way (between Hawthorn Close & Godsey Lane) Period of Restriction: 20/04/2022 – 29/04/2022	Noted.
6.	LCC	25.04.22	Temporary Traffic Restriction Amendment: Market Deeping Reason for restriction: Removal of Utility Assets Location & Nature of Restriction Road Closure Order – Northfield Road (closed eastbound only between A1175 roundabout and a point 200m East) Period of Restriction: 24/05/2022 – 24/05/2022	Noted.

7.	SKDC	22.04.22	Minutes for Planning Committee, Thursday 24 March 2022	Noted.
8.	SKDC	25.04.22	Record of valid planning applications registered between 18 April and 22 April 2022	Noted.
9.	SKDC	27.04.22	Minutes for Planning Committee, Thursday 7 th April, 1.00 pm	Noted.
10.	SKDC	27.04.22	Change of date for Planning Committee was scheduled for Thursday 12 May 2022 has now been moved to Friday 13 May 2022	Noted.
11.	SKDC	03.05.22	Record of valid planning applications registered between 25-29 April 2022	Noted.
12.	Resident	04.05.22	Resident who frequently walks down Halfleet past the interactive speed sign complimented MDTC on its purchase. He says it makes a big impact on the speed of vehicles driving in to Market Deeping and he can see cars are slowing down as a result of it being there.	The Committee were very grateful to receive the feedback.

Correspondence to be Acted Upon – Received up to 4 th May 2022				
No.	Received from	Date Received	Subject	Committee Response
1.	Resident	20.04.22	Enquiry to seek council's view on resident reinstating the Community Speed Watch	This was discussed as an agenda item.
2.	Resident (s)	21.04.22/ 22.04.22	Residents asking if there is anything the Town Council can do with regards to the damage caused by recent contractors on verges	The Committee noted the concerns and suggested that residents should provide pictures which can then be reported to Fix My Street. It was reported that one area of concern had been repaired.
4.	Resident	26.04.22	Local resident is concerned that the location of the Post Office in the Spar shop on Godsey Lane has created more traffic and in turn increases the possibility of an accident. The resident has contacted Lincolnshire County Council who referred him to the Town Council to seek their view.	The Committee was surprised that LCC had referred the matter back to MDTC, however they agreed that LCC highways should be invited to meet with members of the Planning and Highways committee to discuss the area.

				The Committee also agreed that the resident should be contacted to see if they had any suggestions on how it could be improved or changed to alleviate his concerns.
5.	Resident	03.05.022	Resident concerned about the proposed location of Aldi.	Cllr Shelton confirmed that he would respond to the resident.

162. 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

163. To consider the planning applications received up to 4 May 2022, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S22/0701 S22/0230	<p>Applicant: Peterborough City Council Land along the proposed 95 kilometer Grantham to Bexwell Pipeline</p> <p>Proposed hybrid planning application for the proposed Grantham to Bexwell Pipeline Scheme with full planning consent sought for a proposed 95 kilometer pipeline and 4 kilometer spur; and outline consent for associated above ground infrastructure at Elton and Welby Heath with all matters reserved except for access</p> <p>App Type: Adjoining Authority Consultation</p>	The Committee would like to be kept updated on timescales as this proposal progresses.
S22/0743	<p>Applicant: Mr D Cooling Bull Hotel, 19 Market Place, Market Deeping, PE6 8EA</p> <p>Listed building consent for the partial demolition and re-construction of stone outbuilding (upper stonework and gables), including full re-roofing with 'collyweston slate' and replacement timber work internally</p> <p>App Type: Listed Building Consent</p>	The Committee supports the Conservation Officer's report.

S22/0742	<p>Applicant: Mr D Cooling Bull Hotel, 19 Market Place, Market Deeping, PE6 8EA</p> <p>Partial demolition and re-construction of stone outbuilding (upper stonework and gables), including full re-roofing with 'collyweston slate' and replacement timber work internally</p> <p>App Type: Full Planning Permission</p>	<p>The Committee supports the Conservation Officer's report.</p>
S22/0271	<p>Applicant: Mr M Lovett 47 Halfleet, Market Deeping, PE6 8DB</p> <p>Demolition of existing dwelling and erection of 2 (no) dwellings</p> <p>App Type: Full Planning Permission</p>	<p>The Committee supports the comments made by the Conservation Officer regarding the protection of the wall.</p> <p>The Committee had commented previously on this application and would like to reiterate these comments to SKDC as outlined below.</p> <p>The Committee share the representations made by local residents with a concern as to the protection of a 150-year-old dry stone wall which borders two sides of the site. The Committee would like to draw to your attention the adopted Deeping Neighbourhood Plan policy DNP8 protecting Heritage assets "boundary walls and use of traditional materials in the public realm."</p> <p>The Committee would like assurance that this wall will be protected and maintained in the future and particularly whilst the site is developed.</p>
S22/0748	<p>Applicant: Mrs Lord St Guthlac's Church, Church Street, Market Deeping, PE6 8AN</p> <p>Work to trees</p> <p>App Type: Trees in CA – Section 211 Notice</p>	<p>The committee had no comments.</p>
S22/0608	<p>Applicant: Mrs Claire Bradshaw The Cedars, 82 Church Street, Market Deeping, PE6 8AL</p> <p>Replacement fireplace</p> <p>App Type: Listed Building Consent</p>	<p>The committee had no objections.</p>
S22/0812	<p>Applicant: Mr Jegatheeswaran Rajaratnam</p>	<p>The committee requested that SKDC consult with environmental health regarding noise</p>

	<p>14 High Street, Market Deeping, Lincolnshire, PE6 8EB</p> <p>Installation of condenser units and associated insulated pipework for refrigeration in the adjacent retail shop. Location of units on rear elevation above undercroft</p> <p>App Type: Full Planning Permission</p>	<p>levels and would like consideration to be given to placing all 4 units on the ground level against the wall as opposed to two of the units being placed over the arch.</p>
S22/0557	<p>Applicant: Banerjee Courtfield House, 21 Church Street, Market Deeping, PE6 8AN</p> <p>Works to Trees</p> <p>App Type: Trees in CA – Section 211 Notice</p>	<p>The Committee agreed with the tree officer's recommendations that a replacement tree should be planted.</p>

164. Planning applications and their results received up to the 4 May 2022

Members had no comments on the decisions below.

Ref No.	Application details and address	SKDC Decision
S22/0188	<p>Applicant: Gail Darnes Glebe Park, Godsey Lane, Market Deeping</p> <p>Reduce two maples by one third (2-3 meters) located on Glebe Park</p> <p>Date received: 31 January 2022 Decision date: Work allowed 19 April 2022</p>	<p>Work allowed 19 April 2022</p>
S22/0208	<p>Applicant: Mrs Pam Byrd 52 Church Street, Market Deeping, PE6 8AL</p> <p>Erection of rear extension single storey with bridge over to existing outbuilding</p> <p>Date received: 2 February 2022 Decision date: 20 April 2022</p>	<p>Grants Planning Permission.</p>
S22/0646	<p>Applicant: Environmental Protection Licensing, SKDC Deepings Sports & Social Club Towngate East, Market Deeping</p> <p>Application to vary a club premises certificate to be granted under the Licensing Act 2003</p> <p>Date received 24 March 2022</p>	<p>Area Planning Officer, SKDC has no objections to the licence being granted.</p>
S21/223	<p>Applicant: Mr and Mrs Khela 12A Millfield Road, Market Deeping, PE6 8AD</p>	<p>Grants Planning Permission</p>

	Proposed ground floor and first floor extension to front and rear, conversion and extension of loft, new access and oak framed garage Date received: 15 November 2021 Decision date: 22 April 2022	
S22/0561	Applicant: Mr Gareth Roberts Riverside Garage, 25 Stamford Road, Market Deeping 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)	Details are acceptable
S22/0594	Applicant: Giles Clawson Riverview, 13 Stamford Road, Market Deeping, PE6 8AB Installation of Juliet balcony and french doors to first floor rear following widening existing opening Date received: 18 March 2022 Decision date: 3 May 2022	Grants Planning Permission

165. An explanation of the Deepings Neighbourhood Plan implementation and monitoring process

Cllr Dr Byrd outlined the process of the Deepings Neighbourhood Plan which consisted of members of Market Deeping Town Council, Deeping St James and other interested parties. A discussion took place around how Planning and Highways Committee and Deepings Neighbourhood Plan should work alongside each other. It was agreed to look at the process at the next meeting.

166. Deepings Neighbourhood Plan meeting with Aldi and New River REIT on Tuesday 17th May

Cllr Shelton informed the Committee that a meeting had been scheduled on 17th May with representatives from Aldi and New River REIT. An invitation will be sent to District and Local Councillors by Cllr Shelton. Members were requested to forward any questions to Cllr Shelton by 6 May so he can formulate and recirculate.

Highways

167. For members to review reported highways issues.

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

MDTC Reported Highway Issues – Planning & Highways Committee – up to 4 May 2022				
No.	Highway Issue	Date reported	Reported to	Response

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	<p>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.</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</p>

				addressed when this is carried out
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168. For members to consider a request to reinstate the community speed watch

The Committee considered this request and was grateful to the resident volunteering to reinstate the community speed watch. The Committee in principle supported the request but would suggest that the resident should identify at least 5 volunteers as oppose to three to cover for any unexpected absences.

Cllr Davis reported that the data retrieved from the two newly installed activated speed devices was highlighting that the speed of traffic were adhering to the speed limit with one exception of a 55 mph at 2.00 am.

Conservation Area

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

There were no issues.

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

This item was discussed at point 168.

171. To consider items for inclusion on the agenda for the next meeting.

- Interactive Speed Device report
- Working Together - Deepings Neighbourhood Plan and Planning and Highways Committee
- Feedback from the Aldi meeting
- Consider supporting change to permitted development rights regarding cycle shelters

There being no other business, Cllr Shelton thanked everybody for their attendance and closed the meeting at 9.15 pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 6th July 2022 at 7.30 pm.

Chairman signature.....

Date.....