

DRAFT
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 July 2022 at 7.30 pm. Cllr Shelton presided over Cllr Dr Byrd, Cllr Mrs Redshaw, Cllr Brookes and Cllr Davis. The Clerk and Deputy Clerk was also in attendance.

1. Chairman's Welcome

The Chairman welcomed everyone to the meeting.

2. Apologies for Absences

Apologies were received from Cllr Lester prior to the meeting.

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

There were no declaration of interests.

4. Minutes from the meeting dated Wednesday 4 May 2022

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

5. Clerk's Report

<p>Installation of a Covered Bus Shelter on Peterborough Road – Planning application has been submitted to SKDC for the erection of the covered bus shelter.</p>
<p>Bus Shelter located outside the Health Centre opposite Lancaster Way – This shelter 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 or remove based on the level of use.</p> <p>Update: As requested a welding company was contacted who indicated that the bus shelter would need to be removed from the location and taken to the workshop to carry out the repair work due to health and safety reasons. This would be costly.</p> <p>The company who carried out the recent refurbishment work on the bus shelters has looked at the photos of the shelter and confirmed that the corrosion had penetrated the metal tubular frame, and the corrosion will have occurred within the tube as well. Any work on the outside would not protect the inside. Suggested that they could mechanically fix a support to each leg to provide additional support which would allow the shelter to stay for a while longer. A quote for this work has been requested.</p>
<p>Bus Shelter Cleaning – The 6 months of cleaning has now come to an end, members to consider if they wish to continue for another 6 months. The cost has been budgeted for in the precept.</p>
<p>Godsey Lane resident concerned about increased traffic and request for measures to make the area safer.</p> <p>As requested the Deputy Clerk contacted LCC highways to seek a meeting with the highways team, members of the Planning and Highway Committee along with the resident who raised the concern. LCC replied that Godsey Lane is a Hierarchy 2 Main Distributor route within the town, these routes are of local importance and are intended and expected to handle substantial traffic flows. LCC appreciates that the relocation of the post office may have seen some increase but it is unlikely that this would be significant in relation to the overall traffic that uses this road. The request to meet with a senior highways officer is available if required but LCC does not see that this is an issue that in reality can be addressed.</p>

Bus Shelter Towngate East opposite Lancaster Way - A discussion took place and after considering the damage caused by the rust it was agreed that the shelter is beyond repair and could become unstable. It was proposed by Cllr Davis and seconded by Cllr Mrs Redshaw and **RESOLVED** unanimously to remove the bus shelter at this location. The Clerks were requested to contact a local scrap dealer to carry out the removal.

Bus Shelter cleaning - It was agreed to continue with the bus shelter cleaning for a further 6 months on a bi-monthly basis.

Godsey Lane Traffic - The committee considered the response received from LCC highways with regards to Godsey Lane traffic and was content with the response. The Clerks were asked to respond to the resident with LCC's response.

6. Correspondence

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

Correspondence to be Noted – Received up to 6th July 2022				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	09.05.22	Record of valid planning applications registered between 2 May and 6 May 2022	Noted.
2.	SKDC	06.05.22	Minutes for Planning Committee, Thursday 21 April 2022	Noted.
3.	SKDC	05.05.22	Agenda for Planning Committee, Friday 13 May 2022	Noted.
4.	SKDC	09.05.22	Agenda supplement – additional information report to the agenda for Planning Committee, Friday 13 May 2022	Noted.
5.	SKDC	11.05.22	Agenda for Planning Committee, Thursday 19 May 2022	Noted.
6.	SKDC	10.05.22	Public Speaking at the Planning Committee on 19 May 2022 Proposal: Erection of a new discount food store (Use Class E) with access, car parking, landscaping and other associated works Application Type: Full Planning Permission	Noted.
7.	SKDC	13.05.22	Agenda supplement – additional information report addendum to the agenda for Planning Committee, Friday 13 May	Noted.
8.	SKDC	16.05.22	Record of valid planning applications registered between 9 – 13 May 2022	Noted.
9.	SKDC	18.05.22	Agenda supplement – additional information reports to the agenda for Planning Committee, Thursday 19 May 2022	Noted.
10.	Lidl UK	17.05.22	Information on their proposal to bring a Lidl to Market Deeping	Noted.
11.	SKDC	23.05.22	Record of valid planning applications registered between 16 May and 20 May 2022	Noted.
12.	SKDC	30.05.22	Record of valid planning applications registered between 23 May and 27 May 2022	Noted.

13.	SKDC	01.06.22	Minutes for Planning Committee, Friday 13 May 2022	Noted.
14.	SKDC	06.06.22	Record of valid planning applications registered between 30 May and 3 June 2022	Noted.
15.	SKDC	08.06.22	Agenda for Planning Committee, Thursday 16 June 2022	Noted.
16.	SKDC	10.06.22	Update – Anglian Water strategic network programme. Proposed 90km water pipeline between Grantham, Peterborough and Bexwell, near Downham Market	Noted.
17.	SKDC	13.06.22	Record of valid planning applications registered between 6 June and 10 June 2022	Noted.
18.	SKDC	13.06.22	Minutes for Planning Committee – Thursday 19 May 2022	Noted.
19.	SKDC	20.06.22	Record of valid planning applications registered between 13-17 June 2022	Noted.
20.	SKDC	27.06.22	Record of valid planning applications registered between 20-24 June 2022	Noted.
21.	LCC	28.06.22	Lincolnshire Minerals and Waste Local Plan: Issues and options for Sites consultation letter	Noted.
22.	SKDC	04.07.22	Record of valid planning applications registered between 27.06.22 and 01.07.22	Noted.

Correspondence to be Acted Upon – Received up to 6th July 2022

No.	Received from	Date Received	Subject	Committee Response
1.	Resident	16.05.22	Request for speed reduction along Towngate East near Headstart Nursery	The Committee agreed with the residents request and asked the Clerks to write to LCC Highways with a copy of the council's previous request for a speed reduction along this road.
2.	Mallard Pass Solar Farm Ltd	26.05.22	Mallard Pass Solar Farm Ltd proposing to develop a solar farm near Essendine. Stage two consultation is running for 10 weeks, taking place between Thursday 26 May and Thursday 4 August 2022.	This was covered at agenda item 14.
3.	LCC	25.05.22	Bus Shelter Grant Scheme	The Committee requested that further details should be obtained.

4.	Resident	06.06.22	Request to extend the double yellow lines up to Dovecote junction.	The Committee considered the residents request and agreed that at this time they could not support an extension of double yellow lines in this area. The Committee were happy for the resident to contact LCC direct.
5.	Resident	27.06.22	Concern about the overgrown trees and hedging between Jubilee Drive and Tesco's.	Cllr Shelton agreed to contact Persimmon to establish ownership of the trees and hedging.

7. 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 Davis requested that the £10k identified at the Finance and Personnel Committee on 29 June should be discussed at the next meeting and allocated to a specific EMR. Cllr Shelton asked members if there were any other comments on the omega report, and there were none.

8. For members to review the Planning and Highways Committee Terms of Reference

The Committee considered the terms of reference and it was **RESOLVED** that the following bullet points should be removed and included in the Amenities and Open Space's Terms of Reference.

- Arrange the installation and removal of the Christmas Tree in the Market Place
- Arrange the contractual installation and removal of Christmas Lights in the High Street and Church Street

9. For members to consider the process for responses to Planning Applications

A discussion took place and it was agreed to review the frequency of meetings from September onwards.

Planning

10. To consider the planning applications received up to 6th July 2022, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S22/0925	Applicant: Mrs M Wright 11 Eastfield, Market Deeping Works to Trees App Type: Tree Preservation Order	The Committee had no comments.
S22/0890	Applicant: Mr D Cooke 47 High Street, Market Deeping Works to Trees App Type: Trees in CA – Section 211 Notice	The Committee had no comments.
S22/0919	Applicant: Mr Peter Wray 5 Florence Way, Market Deeping Installation of insulation to front elevation, render to front elevation and front of double garage	The Committee had no comments.

	App Type: Householder	
S22/0800	Applicant: Mr M Maisam Damani Clearview Windows, Blenheim Way, Northfields Industrial Estate, Market Deeping Installation of a new sign placed at the front of the warehouse App Type: Advertisement Consent	The Committee had no comments.
S22/0964	Applicant: Mr Christopher Halley The Granary, High Street, Market Deeping Installation of metal handrail to access steps App Type: Listed Building Consent	The Committee had no comments.
S22/0609	Applicant: Mr Michael Rolt Wisteria Barn, 4 The Acorns, Market Deeping Works to listed building – replacement of and alterations to conservatory roof App Type: Listed Building Consent	The Committee had no comments.
S22/1121	Applicant: Ms Emily Scott Bus stop outside Towngate Mews, Peterborough Road Bus Stop outside Towngate Mew, Peterborough Road, Market Deeping App Type: Full Planning Permission	The Committee had no comments.
S22/0709	Applicant: Dr Helen Flannery 48 Dixons Road, Market Deeping Erection of timber fencing to enclose rear garden App Type: Householder	The Committee had no comments.
LCC Reference: PL/0026/22 SKDC S22/0756	Applicant: LCC Land South of West Deeping Quarry, King Street, West Deeping For the proposed southern extension to existing sand and gravel extraction operations with restoration to low level agriculture and amenity/nature conservation	The Committee had no comments.
LCC Reference: PL/0033/22 SKDC S22/0757	Applicant: LCC Cemex West Deeping Quarry, King Street, West Deeping To vary conditions 2 and 4 of planning permission S19/2127 to allow for an amended phasing programme and revisions to the approved restoration scheme	The Committee had no comments.
LCC Reference: PL/0037/22	Applicant: LCC Manor Pit, Baston Outgang Road, Baston	The Committee had no comments.

SKDC S22/0758	For the extraction of sand and gravel beneath former plant site with enhanced restoration to amenity/nature conservation	
LCC Reference: PL/0044/22 SKDC S22/0759	Applicant: LCC Cemex, West Deeping Quarry, King Street, West Deeping For a temporary change of use/extended use of part of the existing Cemex, West Deeping Quarry to allow for the importation of mineral to the site for processing	The Committee had no comments.
S22/1309	Applicant: Ms Sara Hunt 12 High Street, Market Deeping Works to Willow Tree App Type: Trees in CA – Section 211 Notice	The Committee had no comments.
S22/1317	Applicant: Gail Darnes Glebe Park, Godsey Lane, Market Deeping Works to field Maple Tree App Type: Trees in CA – Section 211 Notice	The Committee had no comments.
S22/1289	Applicant: Shiels The Laurels, 45 High Street, Market Deeping Works to trees App Type: Trees in CA – Section 211 Notice	The Committee had no comments.
S22/1274	Applicant: Mr and Mrs Armstrong 60 Halfleet, Market Deeping Rear double storey extension App Type: Householder	The Committee had no comments.

11. Planning applications and their results received up to the 6th July 2022

Members had no comments on the decisions below.

Ref No.	Application details and address	SKDC Decision
S22/0777	Applicant: Mr M Lovett 47 Halfleet, Market Deeping Non-material amended to planning approval S19/1931 (Section 72 application to vary condition 2 (Approved Plans) of planning approval S17/1585 (Erection of a two-storey detached dwelling house) to reduce dwelling in size and alter materials) to replace the vertical timber cladding (approved under non-material amendment (S21/2265) with vertical hardwood timber cladding with 15 mm shadow gap Date received: 11 April 2022 Decision date: Amendments approved 10 May 2022	Amendments approved 10 May 2022

S22/0271	<p>Applicant: Mr M Lovett 47 Halfleet, Market Deeping</p> <p>Demolition of existing dwelling and erection of 2 (no.) dwellings</p> <p>Date received: 9 February 2022 Decision date: 12 May 2022</p>	Grants Planning Permission.
S22/0557	<p>Applicant: Banerjee Courtfield House, 21 Church Street, Market Deeping</p> <p>Work to trees</p> <p>Date received: 14 March 2022 Decision date: 16 May 2022</p>	Work allowed 16 May 2022
S22/0638	<p>Applicant: Mr Peter Hilton St Guthlac's Church, Church Street, Market Deeping</p> <p>Work to trees</p> <p>Date received: 23 March 2022 Decision date: 12 May 2022</p>	Work allowed 12 May 2022
S22/0651	<p>Applicant: Mr Abdul Kachra 116 to 122A Church Street, Market Deeping</p> <p>Alterations to enable to reinstatement of 2 self-contained apartments and associated external repairs.</p> <p>Date received: 25 March 2022 Decision date: 19 May 2022</p>	Consent has been granted.
S22/0475	<p>Applicant: Mr and Mrs Cairns 7 Woodcroft Close, Market Deeping</p> <p>Demolition of existing conservatory and erection of new extension</p> <p>Date received: 2 March 2022 Decision date: 19 May 2022</p>	Grants Planning Permission
S21/1457	<p>Applicant: George Evans Land East of Peterborough Road, Market Deeping</p> <p>Request for an EIA Screening Opinion for the erection of a foodstore</p> <p>Date received: 19 July 2021</p>	An environmental impact assessment is not required
S22/0132	<p>Applicant: Mr and Mrs Armstrong 60 Halfleet, Market Deeping</p> <p>Single storey rear extension, double storey side extension, relocation of fencing</p> <p>Date received: 21 January 2022 Decision date: 6 May 2022</p>	Application withdrawn by Agent
S22/0644	<p>Applicant: Mr Conor O'Loughlin 2 Wellingtonia Gardens, Market Deeping</p>	Work allowed 5 May 2022

	<p>Works to trees – Beech (T2) lateral lower crown reduction to south and east</p> <p>Date received: 24 March 2022 Decision date: 5 May 2022</p>	
S21/2138	<p>Applicant: c/o Agent Land to the East of Peterborough Road, Market Deeping</p> <p>Erection of a new discount foodstore (Use Class E) with access, car parking, landscaping and other associated works</p> <p>Date received: 1 November 2021 Decision date: 27 May 2022</p>	Permission has been refused.
S22/0748	<p>Applicant: Mrs Lord St Guthlac's Church, Church Street Market Deeping</p> <p>Works to trees</p> <p>Date received: 10 March 2022 Decision date: 13 June 2022</p>	Work allowed 13 June 2022
S22/0925	<p>Applicant: Mrs M Wright 11 Eastfield, Market Deeping, PE6 8PB</p> <p>Works to tree</p> <p>Date received: 4 May 2022 Decision date: 15 June 2022</p>	Work allowed 15 June 2022
S22/0449	<p>Applicant: Mr A Clifton 16 Millfield Road, Market Deeping, PE6 8AD</p> <p>Proposed garage conversion and office above</p> <p>Date received: 28 February 2022 Decision date: 17 June 2022</p>	Grants Planning Permission
S20/2103	<p>Applicant: Mrs Mandy Underwood Land north of Towngate East and south of Northfield Road, Market Deeping</p> <p>Submission of details required by condition 10 (access roads) and 13 (hard landscaping) for phase A of planning permission ref: S16/0112 and condition 13 vi (play equipment) for phase D of planning permission ref: S16/0112</p> <p>Date received: 9 December 2022 Decision date: Details approved 23 June 2022</p>	Details approved 23 June 2022
S21/1712	<p>Applicant: Mr Mick Lovett 47 Halfleet, Market Deeping</p> <p>Internal and external alterations and extensions, erection of double garage, new crossover/entrance (with dropped kerb)</p> <p>Date received: 7 September 2021 Decision date: 24 June 2022</p>	Application withdrawn by applicant
S19/2033	<p>Applicant: Legal & General Affordable Homes</p>	Approved subject to the following conditions:

	Land north of Towngate East and south of Northfield Road, Market Deeping Modification of S106 agreement attached to planning permission S16/0112 Date received: 13 November 2019 Decision date: 22 June 2022	1) The development shall be undertaken in accordance with the original S106 agreement dated 6 December 2017 and the Deed of Variation dated 1 July 2020
S22/0890	Applicant: Mr David Cooke 47 High Street, Market Deeping Works to trees Date received: 20 April 2022 Decision date: 30 June 2022	Work allowed 30 June 2022
S22/0624	Applicant: Mrs Angela Mason 16 The Pasture, Market Deeping Two storey side extension and single storey rear extension Date received: 30 March 2022 Decision date: 30 June 2022	Grants planning permission

12. Working Together - Deepings Neighbourhood Plan and Planning and Highways Committee

It was agreed to defer this item until the next meeting.

13. For members to consider supporting change to permitted development rights regarding cycle shelters

It was agreed to defer this item until the next meeting.

14. For members to consider a response to the public consultation regarding the proposal to develop a solar farm near Essendine

CLr Mrs Redshaw wanted to bring the proposal to the attention of the Committee although this is in a neighbouring area it is something that the committee should be aware of.

Highways

15. For members to review reported highways issues.

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

CLr Davis requested that the Clerks write to Councillor Baxter requesting an update on the agreed repair works to the potholes along Church Street and Halfleet which was discussed at a meeting with CLr Baxter, CLr Davis and a Highways Officer on 4 May 2022.

MDTC Reported Highway Issues – Planning & Highways Committee – up to 6th July 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	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>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	Fly tipping on Black Prince	26/05/2022	SKDC report REF 2346864	
6	Loose chippings on Stamford Road, Church Street, High Street	22/07/2021	Ref: 401894	<p>30.05.22 - LCC's response is that covers were found to be slightly lower than the surface level but not to a degree to warrant further action, with the exception of one opposite no.8. This is believed to have been low prior to the surface dressing works of 2021 and has been passed to Cadent Gas (under reference GSS8182817809-S81) for consideration for</p>

				remediation. No further action by LCC.
7	Willoughby Avenue	11.05.2022 & 26.05.2022	Email LCC as Fix My Street not registering	Resident requested that the weeds on Willoughby Avenue cleared as they are causing the tarmac to crack.

16. For members to review the Interactive Speed Device report

The data for speed devices on the Stamford Road and the far end of Halfleet was circulated to the Committee. A more detailed report will be discussed at the next meeting.

Conservation Area

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

There were no issues.

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

There were no issues to discuss.

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

- Working Together – Deepings Neighbourhood Plan and Planning and Highways Committee - CD
- For members to consider supporting changes to permitted development rights regarding cycle shelters – AB
- For members to review the Interactive Speed Device Report – CD
- For members to allocate an EMR code for the £10k received from the Finance and Personnel Committee – CD

There being no other business, Cllr Shelton thanked everybody for their attendance and closed the meeting at 10.00 pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 7th September 2022.

Chairman signature.....

Date.....