

## 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 5th October 2022 at 7.00 pm. Cllr Shelton presided over Cllr Mrs Redshaw, Cllr Dr Byrd and Cllr Davis. The Deputy Clerk was in attendance. A member of the public was also in attendance.

Councillor Shelton welcomed everyone to the meeting and invited the member of public to address the Committee.

The member of public had attended the last Full Council Meeting and was invited to attend the Planning and Highways Committee to raise his concerns regarding the Deeping Meadows development. He was concerned about the lack of enforcement by SKDC in ensuring developers meet the conditions on the first phase D of this development, expressed disappointment that the play area had been replaced by a pumping station and the roads and paths should have been topped up in June 2021 which as yet had not been undertaken. He had made a formal complaint to SKDC and the Local Government Ombudsman were now investigating the matter with the findings being published within the next few weeks.

Councillor Shelton thanked the member of public for attending and informed him that the matter would be discussed in the meeting. The public session closed at 7.30 pm.

### **36. Chairman’s Welcome**

The Chairman welcomed everyone to the meeting.

### **37. Apologies for Absences**

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

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

There were no declaration of interests.

### **39. Minutes from the meeting dated Wednesday 7th September 2022**

It was proposed by Cllr Shelton and seconded by Cllr Mrs Redshaw with 3 in favour and 1 abstention that the minutes of the meeting be signed as a true and accurate record. The minutes were signed accordingly.

### **40. Clerk’s Report**

	Comments
Installation of a covered bus shelter on Peterborough Road – Externiture have withdrawn their quotation so it’s back to the drawing board.	The Committee agreed that three quotes should be obtained with recommendations from SKDC and Delaine. It was agreed that the project from the groundwork, installation and sourcing of the shelter should be provided by one company. Councillor Shelton agreed to speak to Delaine.

### **41. Correspondence**

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

Correspondence to be Noted – Received up to 5 <sup>th</sup> October 2022				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	12.09.22	Record of valid planning applications registered between 5-9 September 2022	Noted.
2.	SKDC	20.09.22	Record of valid planning applications registered between 12-16 September 2022	Noted.

3.	PCC	20.9.22	Record of valid planning applications registered week ending 18 <sup>th</sup> September 2022	Noted.
4.	SKDC	27.9.22	Record of valid planning applications registered between 19 - 23 September 2022	Noted.
5.	Resident	30.9.22	Planning application issues re Deepings Meadow	This was discussed as an agenda item.
6.	SKDC	30.09.22	Minutes for Planning Committee, Thursday 8 <sup>th</sup> September 2022, 1.00 pm	Noted.
7.	SKDC	27.09.22	SKDC Planning Committee Meeting 6 October 2022 – Cancelled due to no applications being ready for consideration	Noted.
8.	SKDC	03.10.22	Record of valid planning applications registered between 26-30 September 2022	Noted.

Correspondence to be Acted Upon – Received up to 5 <sup>th</sup> October 2022				
No.	Received from	Date Received	Subject	Committee Response
1.	Externiture	26.9.22	Withdrawing from quote 7774 – Installation of new bus shelter and hardstand, Towngate Mews, Market Deeping	This was discussed at point 40, Clerk's report.

#### 42. For members to discuss taking over the phone box in the Market Place

It was agreed to contact The Deepings Lions Group to see if they were still considering taking ownership of the telephone box in the Market Place.

#### 43. 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 noted that there was £400 allocated in the budget for a defibrillator and he confirmed that he would identify a suitable location in Church Street/Halfleet for an additional defibrillator in this area of the town. Cllr Shelton asked members if there were any other comments on the omega report, and there were none.

#### Planning

#### 44. To consider the planning applications received up to 5th October 2022, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S22/1763	Applicant: Mrs Jessica Fraylich Land to the rear of 44 Halfleet, Market Deeping, PE6 8EA  Erection of two storey detached dwelling with garage  App Type: Full Planning Permission SKDC deadline for comments: 06.10.22	The Planning and Highways Committee object to this application due to the following: - <ul style="list-style-type: none"> <li>Proposed development is too high. A neighbouring property's planning application to erect two dwelling houses and associated garages (S04/1595/56) was refused and was limited to a single storey dwelling.</li> </ul>

		<ul style="list-style-type: none"> <li>• Impact on neighbouring properties.</li> <li>• Inaccuracies in the application form, unstated relationship with a serving councillor of a council and concerns that the applicant does not own the land.</li> <li>• Concerns that the access could not accommodate emergency access to three businesses and lack of parking.</li> <li>• Concerns that the property could be used as a business.</li> <li>• Plans used and location map have inaccuracies.</li> </ul>
S22/1729	<p>Applicant: Mr Mark Dollman 1A Bramley Road, Market Deeping, PE6 8JG</p> <p>Rear two storey extension and infill front extension to create porch/WC area, including replacement with pitched roof of the existing flat roof to integral garage to the front elevation</p> <p>App Type: Householder SKDC deadline for comments: 05.10.22 Extension requested until 06.10.22 (accepted)</p>	The Planning and Highways Committee had no comments on this application.
S22/1452	<p>Applicant: Mr M Lovett 47 Halfleet, Market Deeping, PE6 8DB</p> <p>Erection of garages/car ports (to No's 47, 49 &amp; 51 Halfleet)</p> <p>App Type: Full Planning Permission SKDC deadline for comments: 21.10.22</p>	<p>The Planning and Highways Committee wished to reiterate their previous comments on this application with regards to the green screening that is shown on the Block Plan. The Committee are of the view that this will be of benefit to the development and requests details of the type of hedging that is being proposed.</p> <p>The Committee also queried the number of car park spaces as the original application stated 9 spaces, the block plan shows provision for 6 garage spaces. The Committee would like this to be clarified.</p>

#### 45. Planning applications and their results received up to the 5<sup>th</sup> October 2022

The Committee noted the decisions below and had no comments to make.

Ref No.	Application details and address	SKDC Decision
S22/1625	<p>Applicant: Gail Darnes Glebe Park – off Godsey Lane, Market Deeping</p> <p>Remove 1 no. field maple</p> <p>Date received: 12 August 2022 Decision date: 15 September 2022</p>	Work allowed 15 September 2022
S22/1456	<p>Applicant: n/a 14 High Street, Market Deeping</p> <p>Installation of automated teller machine signage (retrospective) Date received: 18<sup>th</sup> July 2022</p>	Consent has been granted

	Decision date: 28 <sup>th</sup> September 2022	
S22/1455	Applicant: n/a 14 High Street, Market Deeping  Installation of automated teller machine signage (retrospective)  Date received: 18 <sup>th</sup> July 2022 Decision date: 28 <sup>th</sup> September 2022	Consent has been granted
S22/1468	Applicant: Mr P Bridger 49 Church Street, Market Deeping Remove T1 Eucalyptus tree and various shrubs G1 – various shrubs – Remove Date received: 19 <sup>th</sup> July 2022 Decision date: 30 <sup>th</sup> September 2022	Work allowed

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

It was agreed to defer this item to the next meeting in the absence of Cllr Brookes.

**47. Working Together – Deepings Neighbourhood Plan and Planning and Highways Committee**

It was agreed to defer this item until all councillors are in attendance.

**48. For members to consider planning issues on Deeping Meadows**

This item was raised at Full Council and referred to this committee to consider. The Committee considered the concerns raised by the member of the public and it was agreed that Councillor Shelton, as Chair of Planning and Highways would write to the Leader of SKDC to raise concerns that Planning should be more robust with regards to monitoring and implementing planning conditions and enforcing S106 agreements.

It was **RESOLVED** to suspend standing orders at 8.48 pm to allow the member of public to speak. He informed the committee that he would forward a copy of the Local Government Ombudsman’s report to the council when it is published.

It was then **RESOLVED** to reinstate standing orders at 9.00 pm to allow business to continue.

**49. For members to discuss the proposed reservoir in Lincolnshire**

A discussion took place and concern was raised by Cllr Mrs Redshaw that farming land was being reduced by this proposal and requested that the council are mindful of such proposals in the future.

**Highways**

**50. 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 5 October 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.

				10/21 – Proposed yellow lines being advertised  Update 08.12.2021 – LCC contacted MTDC seeking comments to proposed waiting times, deadline to respond 7.01.22  Update: 24.01.22 Public Notice issued by LCC, deadline for objections 25 February 2022
2	Halfleet (between St Guthlac's Church and Towngate) – Significant carriageway deterioration.	22/07/2020	LCC Ref 373932	23/07/20 – Investigating 23/07/20 – In Progress 25/11/20 – Action scheduled 04/01/21 – Chased up by District Cllr 18/02/21 – In Progress 10.12.21 – LCC reported fixed 05.01.22 Cllr Shelton advised that he would check that the road had been repaired.
5	Fly tipping on Black Prince	26/05/2022	SKDC report REF 2346864	
6	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.
7	Light not working. Between 20/22 Bramley Road there is an alley way which leads to The Grove.	21.09.22	Fix my street ref. 432036	There are concerns this is causing danger to an elderly partially sighted resident and is contributing to increased anti-social behaviour.  <b>21.9.22 – status changed to investigating</b>

#### **51. For members to review the Interactive Speed Device report**

Cllr Davis informed the committee that he is now Chair of the Deepings Community Policing Panel. Cllr Davis confirmed that the panel will shortly be meeting and he would be sharing the data obtained from the speed devices with the panel. Cllr Davis would also like to share this information via the council's website/Facebook page and would be seeking approval from Full Council to do this. Councillor Davis confirmed that a report will be shared with the council shortly.

It was agreed that data would be downloaded bi-monthly as opposed to monthly.

#### **Conservation Area**

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

The Deputy Clerk was asked to contact the Conservation Officer to establish the latest position regarding the Happy Shopper sign.

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

This was discussed at point 48.

**54. To consider items for inclusion on the agenda for the next meeting.**

- Debrief following the meeting with Deepings Neighbourhood Plan and SKDC
- For members to consider the Precept for 2023/24
- For members to consider supporting the change to permitted development rights regarding cycle shelters
- Working Together – Deepings Neighbourhood Plan and Planning and Highways Committee

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 2<sup>nd</sup> November 2022.

**Chairman signature.....**

**Date.....**