

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 7 September 2022 at 7.00 pm. Cllr Shelton presided over Cllr Dr Byrd and Cllr Brookes. The Deputy Clerk was also in attendance.

20. Chairman’s Welcome

The Chairman welcomed everyone to the meeting.

21. Apologies for Absences

Apologies were received from Cllr Lester, Cllr Davis, Cllr Broughton and Cllr Mrs Redshaw prior to the meeting.

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

There were no declaration of interests.

23. Minutes from the meeting dated Wednesday 6 July 2022

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

24. Clerk’s Report

Installation of a covered bus shelter on Peterborough Road – SKDC have approved the planning application and the license has been granted to erect a structure on the highway by LCC.

Speed devices have been charged and data downloaded.

25. Correspondence

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

Correspondence to be Noted – Received up to 7 th September 2022				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	13.07.22	Record of valid planning applications registered between 4-8 July 2022	Noted.
2.	SKDC	18.07.22	Record of valid planning applications registered between 11-15 July 2022	Noted.
3.	SKDC	25.07.22	Record of valid planning applications registered between 18-22 July 2022	Noted.
4.	SKDC	26.07.22	Minutes for Planning Committee, Thursday 14 th July 2022, 1.00 pm	Noted.
5.	SKDC	01.08.22	Record of valid planning applications registered between 25-29 July 2022	Noted.
6.	Resident	01.08.22	Aldi proposal, concerns.	Clerk replied
7.	Councillor Brookes	04.08.22	Stating retrospective planning applications S22/1455 and S22/1456 re Convenience store to be received shortly	Noted.
8.	SKDC	08.08.22	Record of valid planning applications registered between 1-5 August 2022	Noted.

9.	SKDC	15.08.22	Record of valid planning applications registered between 8-12 August 2022	Noted.
10.	SKDC	22.08.22	Record of valid planning applications registered between 15-19 August 2022	Noted.
11.	SKDC	26.08.22	Minutes of Planning Committee, Thursday 11 August 2022, 1.00 pm	Noted.
12.	SKDC	30.08.22	Public Speaking at the Planning Committee, 8 September at 1.00 pm Proposal: Section 73 application to vary condition 2 (approved plans) of permission S16/0112. Amendment to the access, associated layout changes, house type updates and changes to affordable plot numbers of Phase A only. Location: Land North of Towngate East and, South of Northfield Road, Market Deeping Application Type: Full Planning Permission (Major)	Noted.
13.	SKDC	30.08.22	Record of valid planning applications registered between 22 August and 26 August 2022	Noted.
14.	SKDC	31.08.22	Agenda for Planning Committee, Thursday 8 September, 1.00 pm	Noted.
15.	SKDC	05.09.22	Record of valid planning applications registered between 29 August – 2 September 2022	Noted.
16.	SKDC	07.09.22	Supplement: Additional Information Report to the agenda for Planning Committee, Thursday 8 September 2022, 1.00 pm	Noted.

Correspondence to be Acted Upon – Received up to 7th September 2022

Received from	Date Received	Subject	Committee Response
Lincs CC	18.07.22	Scrutiny review of Town and Parish Centres	Noted.
Resident	25.07.22	Godsey Lane – Level of Traffic	Noted.
Resident	23.08.22	Enquiry regarding bus shelter – outside former Towngate Inn. Deputy Clerk responded on 23.08.22 informing planning permission granted along with the license from highways	Noted.
Member of the public	25.08.22	Enquiry regarding lack of double yellow lines on Blenheim Way outside Wilcox Commercial Vehicles. Concerned that it is proving near impossible to pull out of the car park safely as vehicles are parking either side of the car park entrance. Also concerned that when Millfield Autos moves in across the road the traffic flow will increase and make it more difficult.	The Committee requested the Deputy Clerk to write to Lincolnshire Highways to enquire if they would consider extending the yellow lines in this area.

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

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

27. 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 other comments on the omega report, and there were none.

b) For members to allocate an EMR code for the £10k received from the Finance and Personnel Committee.

It was agreed to allocate the £10k to sustainable travel.

Planning

28. To consider the planning applications received up to 7th September 2022, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S22/1293	Applicant: Mr Paul Smith Deeping Sports & Social Club, Towngate East, Market Deeping, PE6 8LQ Certificate of lawfulness application for existing floodlights installed around 1998- 2000 period and proposal to change the light fittings to LED App Type: Lawful Development (Existing)	The Committee had no comment.
S22/1267	Applicant: Mrs Nina Hales 2 Lamport Close, Market Deeping, PE6 8BU Change of use of garage App Type: Full Planning Permission	The Committee had no comment.
S22/1355	Applicant: Mr Adam Mezzatesta 1 Vergette Court, Market Deeping, PE6 8DJ To add double wooden garage doors to existing carport App Type: Listed Building Consent	The Committee had no comment.
S22/0742	Applicant Mr D Cooling Bull Hotel, 19 Market Place, Market Deeping, PE6 8EA Partial demolition and re-construction of stone outbuilding (upper stonework and gables), including full re-roofing with 'collyweston slate' and replacement timber work internally App Type: Full Planning Permission	The Planning and Highways Committee agreed that the development can proceed in accordance with the conservation requirements as outlined in the Assessment of Significance document dated July 2022.

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>	<p>The Planning and Highways Committee agreed that the development can proceed in accordance with the conservation requirements outlined in the Assessment of Significance document dated July 2022.</p>
S22/1452	<p>Applicant: Mr M Lovett 47 Halfleet, Market Deeping, Lincolnshire, PE6 8DB</p> <p>Proposal: Erection of garages/car ports.</p> <p>App Type: Householder</p>	<p>The Planning and Highways Committee noted the green screening that is shown on the Block Plan and agreed that this will be of benefit. The Committee would like details of the type of hedging that is being proposed.</p>
S22/1468	<p>Applicant: Mr P Bridger 49 Church Street, Market Deeping, Lincolnshire, PE6 8AN</p> <p>Proposal: Remove T1 Eucalyptus tree and various shrubs G1 – Various Scrubs – Remove</p> <p>App in CA – Section 211 Notice</p>	<p>The Planning and Highways Committee wanted it noting that the trees on the aerial photo was not showing the correct location or trees.</p>
S22/1455	<p>Applicant: n/a 14 High Street, Market Deeping, Lincolnshire, PE6 8EB</p> <p>Installation of automated teller machine and changes to shopfront (retrospective)</p> <p>App Type: Full Planning Permission</p>	<p>The Committee had no comments.</p>
S22/1456	<p>Applicant: n/a 14 High Street, Market Deeping, Lincolnshire, PE6 8EB</p> <p>Installation of 1 no. non-illuminated top sign and 1no. illuminated logo panel (retrospective)</p> <p>App Type: Advertisement Consent</p>	<p>The Committee had no comments.</p>
S22/1477	<p>Applicant: Mr M Lovett Land to the rear of 17 High Street, Market Deeping, Lincolnshire, PE6 8ED</p> <p>Erection of 2(no.) semi-detached dwellings</p> <p>App Type: Full Planning Permission</p>	<p>The Planning and Highways Committee have concerns that the driveway which could potentially serve 3 properties is narrow and has no space for a turning point.</p>

S22/1625	<p>Applicant: Gail Darnes Glebe Park – Off Godsey Lane, Market Deeping</p> <p>The reason for the application is this tree has a low union</p> <p>App Type: Trees in CA – Section 211 Notice</p>	The Committee had no comments.
S22/1648	<p>Applicant: Mr Scott 9 Halfleet, Market Deeping, Lincolnshire, PE6 8DB</p> <p>Demolition of house and garage and construction of two dwellings and double garages</p> <p>App Type: Full Planning Permission</p>	The Committee had no comments.
S22/1633	<p>Applicant: Mr and Mrs Cotterill 20 The Pasture, Market Deeping, Lincolnshire, PE6 8PD</p> <p>Demolition of existing garage and erection of two storey front/side extension, single storey rear extension, single storey front extension and alteration of external facades including replacement windows and doors, soffits, fascias, bargeboards and rainwater goods</p> <p>App Type: Householder</p>	The Committee have concerns that the proposed two off road parking spaces located on the corner of the plot could be a highway safety issue. The Committee also would like to bring to the planner's attention that the existing dropped kerb on the corner of the T-junction is for pedestrians. The Committee do not object to the extension but would prefer that the parking and access to the property should remain in its existing location.

29. Planning applications and their results received up to the 7th September 2022

Ref No.	Application details and address	SKDC Decision
LCC Reference PL/0026/22 SKDC S22/0756 LCC Reference PL/0033/22 SKDC S22/0757 LCC Reference PL/0037/22 SKDC S22/0758 LCC Reference PL/0044/22 SKDC S22/0759	Land south of West Deeping Quarry Cemex West Deeping Quarry Manor Pit, Baston Outgang Road Cemex, West Deeping Quarry, King Street	All Approved
S22/0919	<p>Applicant: Mr Peter Wray 5 Florence Way, Market Deeping, PE6 8PG</p> <p>Installation of insulation to front elevation, render to front elevation and front of double garage</p>	Grants Planning Permission

	Date received: 4 May 2022 Decision date: 7 July 2022	
S22/0609	Applicant: Mr Michael Rolt Wisteria Barn 4, The Acorns Market Deeping, PE6 8UF Works to listed building – replacement of and alterations to conservatory roof Date received: 21 March 2022 Decision date: 13 July 2022	Consent has been granted
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 Date received: 11 May 2022 Decision date: 20 July 2022	Consent has been granted.
S22/0608	Applicant: Mrs Claire Bradshaw The Cedars, 82 Church Street, Market Deeping, PE6 8AL Replacement fireplace Date received: 21 March 2022 Decision date: 21 July 2022	Consent has been granted
S22/1293	Applicant: Mr Paul Smith Deeping Sports & Social Club Towngate East Market Deeping Certificate of lawfulness for existing floodlights installed around 1998-2000 period and proposal to change to LED Date received: 6 July 2022 Decision date: 21 July 2022	Certificate of lawful use or development (existing) issued 6 th July 2022
S22/1289	Applicant: Shiels The Laurels, 45 High Street, Market Deeping, PE6 8ED Work to trees Date received: 24 June 2022 Decision date: 5 August 2022	Work allowed
S22/1309	Applicant: MS Sara Hunt 12 High Street, Market Deeping PE6 8EB	Work allowed

	<p>Works to Willow tree</p> <p>Date received: 29 June 2022 Decision date: 5 August 2022</p>	
S22/1317	<p>Applicant: Gail Darnes Glebe Park, Godsey Lane, Market Deeping</p> <p>Works to field maple tree</p> <p>Date received: 28 June 2022 Decision date: 17 August 2022</p>	Work allowed
S22/1121	<p>Applicant: Emily Scott Bus stop outside Towngate Mews, Peterborough Road, Market Deeping, PE6 8GQ</p> <p>New bus shelter at existing bus stop</p> <p>Date received: 31 May 2022 Decision date: 18 August 2022</p>	Grants Planning Permission
S22/0709	<p>Applicant: Dr Helen Flannery 48 Dixons Road, Market Deeping</p> <p>Erection of stone wall topped with timber fencing to enclose rear garden</p> <p>Date received: 20 March 2022 Decision date: 23 August 2022</p>	Permission has been refused
S22/1274	<p>Applicant: Mr and Mrs Armstrong 60 Halfleet, Market Deeping, PE6 8DB</p> <p>Rear double storey extension</p> <p>Date received: 22.06.22 Decision date: 24.08.22</p>	Grants Planning Permission
S22/1354	<p>Applicant: Mr Lee Markey 19 High Street, Market Deeping, PE6 8ED</p> <p>Small illuminated rotating barbers pole in a traditional Victorian coach lamp located on front exterior wall.</p> <p>Date received 5 July 2022 Decision date: 25 August 2022</p>	Refusal of listed building consent
S22/1048	<p>Applicant Mr Lee Markey 19 High Street, Market Deeping, PE6 8ED</p> <p>Small Victorian coach lamp, with a small rotating led lit barbers pole within it</p> <p>Date received: 27 June 2022 Decision date: 25 August 2022</p>	Refusal of consent to display advertisements(s)

S22/1267	<p>Applicant: Mrs Nina Hales 2 Lamport Close, Market Deeping, Lincolnshire, PE6 8BU</p> <p>Change of use of domestic garage to hair salon (Use Class E)</p> <p>Date received: 13 July 2022 Decision date: 25 August 2022</p>	Grants Planning Permission
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30. For members to consider supporting change to permitted development rights regarding cycle shelters

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

Highways

31. 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 7 September 2022			
Highway Issue	Date reported	Reported to	Response
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>
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>

			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.
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 01/09/20 – Action Scheduled 29.07.22 Works are complete – fixed
Kerb stone missing on Whitley Way Roundabout	09/07/2021 12/07/2021	LCC FixMyStreet Ref 401136 Ref 401276	12.07.21 Action scheduled. 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 14.7.22 – Status changed to fixed
Fly tipping on Black Prince	26/05/2022	SKDC report REF 2346864	
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.

32. 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 prior to the meeting.

Cllr Dr Pam Byrd asked if it could be suggested to the emergency services where possible that they use the Deeping bypass rather than travelling through the town.

Conservation Area

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

There were no issues.

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

There were no issues to discuss.

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

- For members to discuss taking over the phone box in the Market Place – PR
- For members to consider supporting change to permitted development rights regarding cycle shelters
- For members to review the interactive speed device report

There being no other business, Cllr Shelton thanked everybody for their attendance and closed the meeting at 9.05 pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 5th October 2022.

Chairman signature.....

Date.....