

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 6th September 2023 at 7.00 pm. Cllr Shelton presided over Cllr Dr Byrd, Cllr Mrs Jones, Cllr Neilson, Cllr Ms Reed, Cllr Mrs Sked and Cllr Wey. The Deputy Clerk was in attendance.

41. Chairman’s Welcome

The Chairman welcomed everyone to the meeting.

42. Apologies for Absences

Apologies were received from Cllr Hughes prior to the meeting.

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

There were no declarations of interest.

44. Minutes from the meeting dated Wednesday 5th July 2023

It was **RESOLVED** that the minutes of the meeting held on 5th July 2023 be signed as a true and accurate record. The minutes were signed accordingly.

45. Clerk’s Report

	Comments
Bus shelter cleaning – the additional bus shelter recently installed will be an extra £30 per clean. Total will be £330 for all bus shelters.	It was RESOLVED unanimously to accept the quote of £30 per clean for the additional bus shelter.
Further to the Planning and Highways enquiry to SKDC regarding the proposals for the vacant former police station opposite the Town Hall, the response from SKDC planning was that the council should contact the land registry. There will be a fee of £222.60. Does the committee wish to proceed?	The Committee requested that this be listed under the conservation agenda item for future meetings. Cllr Shelton had obtained the information from the land registry and the Deputy Clerk had also contacted SKDC planning again to enquire what they were proposing to do with the building. A response is awaited.
As agreed at the Planning and Highways Committee on 7 June a quote has been requested for the additional interactive speed device.	The Committee noted.
Deputy Clerk has requested an update on S106 Affordable housing monies regarding S17/1728. A response is awaited.	The Committee noted.

Cllr Wey arrived at 7.10 pm.

46. Correspondence

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

Correspondence to be noted – Received up to 6 September 2023				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	10.07.23	Record of valid planning applications registered between 3 – 7 July 2023	Noted.
2.	SKDC	14.07.23	Minutes for Planning Committee, Thursday 29 th 2023, 1.00 pm	Noted.

3.	SKDC	17.07.23	Record of valid planning applications registered between 10 -14 July 2023	Noted.
4.	SKDC	18.07.23	Public Speaking at the Planning Committee on 27 July 2023 Proposal: Single storey rear extension with flat parapet wall detail following demolition of existing conservatory and outbuilding Location: 52 Church Street, Market Deeping, PE6 8AL Application Type: Householder	Noted.
5.	SKDC	19.07.23	Agenda for Planning Committee, Thursday 27 th July 2023, 1.00pm	Noted.
6.	SKDC	19.07.23	Planning Application S23/0659 withdrawn by the Agent. SKDC's response to the committee's enquiry asking why had it been withdrawn was that the trees concerned were not protected by a TPO so that application for consent to carry out the works was not required.	Noted.
6.	SKDC	25.7.23	Record of valid planning applications between 17-21 July 2023	Noted.
7.	Q + A Planning Ltd	25.7.23	Planning objection to Lidl application on behalf of NRR	Noted.
8.	SKDC	31.7.23	Record of valid planning applications between 24 - 28 July 2023	Noted.
9.	SKDC	08.08.23	Record of valid planning applications registered between 31 July – 4 August 2023	Noted.
10.	SKDC	09.08.23	Planning App: S22/2222 Additional information Proposal: Submission of details reserved by conditions 5 (archaeology), 7 (biodiversity), 8 (bird hazard management plan) and 11 (CEMP) of planning permission S22/1847 – Section 73 application to vary conditions 13 (construction working hours) of S22/0230 (Hybrid Planning Application for the proposed Grantham to Bexwell potable water Pipeline Scheme) Location: Land Along the Grantham to Bexwell Pipeline Scheme...	Noted.
11.	SKDC	14.08.23	Record of valid planning applications registered between 7 – 11 August 2023	Noted.
12.	SKDC	16.08.23	Minutes for Planning Committee, Thursday 27 July 2023, 1.00 pm	Noted.

13.	SKDC	16.08.23	Agenda for Planning Committee, Thursday 24 August 2023, 1.00 pm	Noted.
14.	SKDC	21.08.23	Record of valid planning applications registered between 14 – 18 August 2023	Noted.
15.	SKDC	22.08.23	Supplement: Additional Information Report to the agenda for Planning Committee, Thursday 24 August 2023, 1.00 pm	Noted.
16.	SKDC	29.08.23	Record of valid applications registered between 21 and 25 August 2023	Noted.
17.	LCC	31.08.23	Notification of temporary traffic regulation order on Millfield Road period of restriction 02.10.23 – 27.10.23	Noted.
18.	SKDC	04.09.23	Record of valid applications registered between 28 August – 1 September 2023	Noted.
19.	SKDC	06.09.23	Agenda for Planning Committee, Thursday 14 September 2023, 1.00 pm	Noted.

Correspondence to be acted upon – Received up to 6 September 2023				
No.	Received from	Date Received	Subject	Committee Response
1.	LCC Highways	07.07.23	<p>LCC responded to the committee's request for parking restrictions to be considered outside the two new dwellings on Stamford Road due to the narrowness of the road. LCC informed that they will review this request once the building work had been completed but believes the narrowing of the road is actually a natural form of traffic calming.</p> <p>LCC responded to the committee's request for a 20mph zone along the Market Place/High Street. LCC informed that their speed limit policy does not fall within the criteria to apply a 20mph zone in this area.</p>	<p>The Committee will review once the building work has been completed.</p> <p>The Committee would like to meet with the new highways manager for the area. Cllr Mrs D Jones to introduce and provide the deputy clerk with the contact details for the new highways manager.</p>
2.	Resident	11.07.23	Requesting if there is an update on his enquiry regarding installation of double yellow lines at the junction of Dovecote Road.	Deputy Clerk informed the resident that the matter had been raised with the Highways Department in May and a response is awaited. The Deputy Clerk informed the resident that Highways have said requests such as these takes time so we are not expecting a response immediately.

3.	Business (MDTC copied in an email to LCC Highways, Police, LCC & District Cllrs)	12.07.23 2.8.23	Road incident on bend of Northfield Road and Blenheim Way.	The Clerk/Deputy Clerk had brought this incident to the attention of LCC Highways as MDTC had raised this as an area of concern on previous occasions. The Committee requested that this matter be listed on the Highways Issue report for monitoring.
4.	LCC	19.07.23	Lincolnshire Highways: We need your local knowledge about your local roads	This item was discussed at Agenda item 13.
5.	LCC	03.08.23	LCC Public Notice – (Market Deeping – various roads) (30mph speed limit) Order 20	This item was discussed at Agenda item 12.
6.	Resident contacted Cllr Shelton	29.08.23	Grass cutting – Stamford Road. Resident concerned that the contractor had left grass cuttings on the pavement.	29.08.23 – The Deputy Clerk had contacted Lincolnshire Highways and reported the concern. LCC have confirmed that this is being investigated and actioned accordingly.

47. 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. Cllr Dr Byrd enquired about the walking the footpaths event and asked if these could now be restarted. Cllr Shelton informed that this was previously organised by former Councillor Mrs Redshaw. It was agreed to discuss at Full Council.

Planning

48. To consider the planning applications received up to 6th September 2023, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S23/1193	Applicant: Mrs Lisa Street Location: 60 Lady Margaret's Avenue, Market Deeping, Lincolnshire, PE6 8JA Proposal: Removal of dead ash tree. App Type: Works to TPO Tree(s) SKDC deadline for comments: 3 August 2023	Market Deeping Town Council request that a suitable replacement is planted in due course (submitted)
S22/2405	Applicant: Mr Paul Utteridge Location: Towngate East and Cross Road Proposal: Change of use of land from agricultural to football club ground,	The Planning and Highways Committee had previously commented on this application and the response is logged on SKDC's planning portal.

	<p>installation of flood lighting, development of changing facility, gravel car park and fencing</p> <p>App Type: Full Planning Permission (Major) SKDC deadline for comments: 15 August 2023</p>	
S23/1376	<p>Applicant: Mrs Debbie Dolby Location: 2 Welby Cottages, Dixons Road, Market Deeping, Lincolnshire, PE6 8AG</p> <p>Proposal: Replace exterior door, alterations to kitchen and bathroom, remove fireplace and gas fire</p> <p>App Type: Listed Building Consent SKDC deadline for comments: 25.08.23</p>	The Committee had no comments.
S23/1076	<p>Applicant: Mr Richard Dawson Location 70 Church Street, Market Deeping, PE6 8AL</p> <p>Replacement of windows on north west elevation</p> <p>App Type: Listed Building Consent SKDC deadline for comments: 30.08.23</p>	The Committee had no comments.
S23/1075	<p>Applicant: Mr R Dawson Location: 70 Church Street, Market Deeping, PE6 8AL</p> <p>Replacement of windows on north west elevation</p> <p>App Type: Julie Carroll SKDC deadline for comments: 02.09.23</p>	The Committee had no comments.
S23/1456	<p>Applicant: Needham 36 The Grove, Market Deeping, PE6 8AW New build bungalow App Type: Full Planning Permission SKDC deadline for comments: 05.09.23</p>	The Committee had no objections.
S23/1461	<p>Applicant: British Telecom BT Telephone Exchange, Church Street, Market Deeping, PE6 8AN</p> <p>It is proposed to remove a glass pane from a window on the ground floor east elevation. A new aluminium ventilation louvre will be fixed to the window frame. Also, an existing ventilation louvre will be removed and replaced with an aluminium cowl on the north elevation. Two further louvres will be plated over. The louvre and cowl will be a mill finish to match existing louvres installed in the building.</p>	The Committee had no objections.

	App Type: Full Planning Permission SKDC deadline for comments: 05.09.23	
S23/1224	Applicant: Mr and Mrs C Tinworth 12 Hall Farm, Market Deeping, PE6 8DE Proposed double garage App Type: Householder SKDC deadline for comments: 19.09.23	The Committee had no objections
S23/1540	Applicant: Mr Edward Smith The Stirling Centre, Stirling Way, Northfields Industrial Estate, Market Deeping Extension of existing block of commercial units in materials to match existing, to provide 3 additional units App Type: Full Planning Permission SKDC deadline for comments: 25.09.23	The Committee had no objections.
S23/1076	Applicant: Mr Richard Dawson 70 Church Street, Market Deeping, PE6 8AL Replacement of windows on north west elevation App Type: Listed Building Consent SKDC deadline for comments: 18.09.23	The Committee had no objections.

Cllr Ms Reed left the meeting at 7.55 pm.

49. Planning applications and their results received up to the 6 September 2023

Ref No.	Application details and address	SKDC Decision
S23/0634	Applicant: Mr S Jones 2 Halfleet, Market Deeping, PE6 8DB Drop kerbing Please note that the proposed access from the Public Highway will be splayed (to 6.5m width), so wider than standard to permit adequate access / egress. This will not impact on the adjacent bus stop however. Date received: 03.04.23 Decision date: 07.07.23	Grants Planning Permission
S23/1212	Applicant: Ms J Heaton 16 High Street, Market Deeping, PE6 8EB Reduce and raise/balance 1 silver birch tree Date received: 27.06.23 Decision date: 19.07.23	Work allowed 19 th July 2023

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 & 51 Halfleet)</p> <p>Date received: 29.09.22 Decision date: 19.07.23</p>	Grants Planning Permission
S23/0841	<p>Applicant: Mr M Lovett 17 High Street Market Deeping, PE6 8ED</p> <p>Extension to existing dwelling to form 2 (no) additional dwelling units.</p> <p>Date received: 28.04.23 Decision date: 02.08.23</p>	Consent has been granted
S23/0840	<p>Applicant: Mr M Lovett 17 High Street Market Deeping, PE6 8ED</p> <p>Extension to existing dwelling to form 2 (no) additional dwelling units.</p> <p>Date received: 28.04.23 Decision date: 02.08.23</p>	Grants Planning Permission
S23/1193	<p>Applicant: Mrs Lisa Street 60 Lady Margaret's Avenue Market Deeping Lincolnshire PE6 8JA Proposal: Removal of dead ash tree. Date Received: 22nd June 2023 Decision Date: 4th August 2023</p>	Work Allowed 4th August 2023
S23/0918	<p>Applicant: Mr Abdul Kachra 116 to 122A Church Street</p> <p>Reinstatement of 4 dormer windows and 1 x chimney stack along with general structural repairs</p> <p>Date received: 15.05.23 Decision date: 27.07.23</p>	Consent has been granted
S23/0945	<p>Applicant: Mrs Pam Byrd 52 Church Street, Market Deeping, PE6 8AL</p> <p>Single storey rear extension with flat parapet wall detail following demolition of existing conservatory and outbuilding</p> <p>Date received: 19.05.23 Decision date: 15.08.23</p>	Grants Planning Permission

S23/0956	<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: 22.05.23 Decision date: 21.08.23</p>	Permission has been refused
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Highways

50. For members to review reported highways issues.

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

It was agreed that a meeting with the new Highways Engineer for the area should be arranged to pick up any outstanding matters and any new highways issues that have been identified. Additional items to be discussed:-

- Possibility of an interactive speed camera in the High Street
- Location of speed device on Towngate East

MDTC Reported Highway Issues – Planning & Highways Committee – up to 6 September 2023				
No.	Highway Issue	Date reported	Reported to	Response
1	Halfleet (between St Guthlac's Church and Towngate) – Significant carriageway deterioration.	22/07/2020	LCC Ref 373932	<p>Fix my street details below</p> <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> <p>07.12.22 – P&H Cttee to check if the work had been carried out by LCC, if not resubmit request for the repair work.</p> <p>As requested, the Deputy Clerk has written to the county Councillor for Market Deeping and awaiting a response.</p> <p>Discussed with Senior Highways Officer from LCC on 2 May – awaiting feedback</p> <p>02.06.23 – LCC highways have visited the site and have</p>

				confirmed that repair work is required. This will be programmed in but could not give a date at this time.
2	Increase in traffic/parking on Godsey Lane following the relocation of the post office. Concern expressed by residents that it is unsafe for pedestrians.		LCC	<p>*Meeting took place with Cllr Shelton, Cllr Dr Byrd, Cllr Mrs Jones, Deputy Clerk and the Senior Highways Officer, LCC on 2 May, awaiting feedback.</p> <p>12.06.23 LCC informed that a written forward planning brief for the parking restrictions to be reviewed outside the post office and around the junction had been sent to the county councillor for approval. Once approved it can be submitted to be included on the programme of works. As it is a substantial programme they cannot provide a timeframe at present.</p>
3	Lady Margaret's Avenue – request to reduce the speed limit to 20 mph near to the school	02.05.23	LCC	12.06.23 LCC highways informed that the faded school warning sign had been ordered for replacement. LCC's speed limit policy would not permit the introduction of a 20mph limit in this area.
4	Pavement Gap – Northfield Road	02.05.23	LCC	*As above – ongoing
5	Dovecote Road – double yellow lines	02.05.23	LCC	*As above - ongoing
6	Quiet Lane Status – Millfield Road	02.05.23		*As above - ongoing
7	Towngate East – roadside bushes requiring trimming back	02.05.23		<p>*As above</p> <p>02.06.23 - LCC are checking who is responsible for this area. Urban grass cutting agreement provided by LCC indicates it is a third party and not the town council.</p> <p>10.07.23 – Deputy Clerk spoke to LCC highways informing that the</p>

				planning permission for the development shows that the roadside bushes belong to the developer.
8	Stamford Road – trees over the edge of the highways, obstructing view of oncoming traffic for vehicles turning right	05.06.23	Fix My Street 461231	05.06.23 – LCC have updated this work out to one of their delivery gangs. LCC will inform when the job is completed. 19.07.23 – LCC update “A quick note to let you know that we’re taking enforcement action. This type of action can take a long time to complete so whilst it might not look like we’re working on the issue, we’re being busy behind the scenes. Thanks for your patience. As this progresses, we’ll update you when we can.”
9	Stamford Road – Cllrs request for double yellow lines to be installed outside the two new houses due to the narrowness of the road. The yellow lines would not be installed outside existing properties.	06.06.23	LCC	07.07.23 - LCC will review this request once the building work has been completed but believes the narrowing of the road actually is a natural form of traffic calming.
10	High Street – Cllrs request consideration to be given to reduce the speed limit to 20 mph from the Market Place roundabout up to Godsey Lane.	06.06.23	LCC	Response to MDTC’s request for a 20mph zone along the Market Place/High Street 07.07.23 - LCC informed that LCC’s speed limit policy does not fall within the criteria to apply for a 20mph zone in this area.

51. For members to consider the location for the additional speed device

It was agreed to discuss the location at the proposed meeting with the new LCC highways engineer.

52. For members to consider the Millfield Road/Stamford Road Speed Reduction

Cllr Mrs Jones suggested the following response to Lincolnshire County Council’s consultation. “Why is the 30mph speed limit not being adopted for the whole length of Millfield Road? Where the proposal is to revert back to 60mph is exactly where pedestrians and cyclists come out on to Millfield from the public footpath through to Tattershall Drive, this will make it a key point for collisions.”

Cllrs Mrs Jones asked the Deputy Clerk to forward to the committee Lincolnshire County Council’s speed limit policy for their information.

53. For members to consider the highways and drainage survey response to LCC

The Committee responded to the highways survey and submitted its responses on 6 September.

Conservation Area

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

It was agreed to keep the empty property on the High Street and the Old Police Station in the Market Place on the agenda for future meetings.

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

There were no issues to discuss.

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

There were none.

There being no other business, Cllr Shelton thanked everybody for their attendance and closed the meeting at 8:45 pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 4 October 2023.

Chairman signature.....

Date.....