

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 December 2023 at 7.00 pm. Cllr Shelton presided over Cllr Dr Byrd, Cllr Hughes, Cllr Mrs Jones, and Cllr Steel. The Deputy Clerk was in attendance.

86. Chairman’s Welcome

The Chairman welcomed everyone to the meeting.

87. Apologies for Absences

Apologies were received from Cllr Mrs Sked, Cllr Wey and Cllr Neilson prior to the meeting.

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

There were no declarations of interest.

89. Minutes from the meeting dated Wednesday 1 November 2023

It was **RESOLVED** that the minutes of the meeting held on 1 November 2023 be signed as a true and accurate record. The minutes were signed accordingly.

90. Clerk’s Report

	Comments
07.11.23 - Cllr Ms Jayne Reed resigned from the Planning and Highways Committee.	The Committee thanked Cllr Ms Reed for her support to the Planning and Highways Committee.
28.11.23 - A lorry hit the bus shelter outside the Deeping Stage. It has caused damage to the roof and has broken all 4 panes of glass. The glass was cleared by the park-keepers and the incident was reported to the transport manager of the company in question by the Clerk who advised that their insurance company will be in touch.	The Committee noted the incident.
Grass cutting – three quotes have been requested, two have been received and the third is awaited. To be considered at the next meeting.	The Committee agreed to discuss all three quotes when they had been received.

91. Correspondence

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

Correspondence to be noted – Received up to 6 December 2023				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	07.11.23	Supplement: Additional information report to the agenda for Planning Committee, Wednesday 8 November 2023, 1.00 pm	Noted.
2.	SKDC	07.11.23	Planning Application: S23/1936 Proposal: British Telecommunications Plc intends to install fixed line broadband electronic communications apparatus Location: Godsey Lane, Market Deeping SKDC has no objection to the proposal	Noted.
3.	SKDC	07.11.23	Record of valid planning applications registered between 30 October and 3 November 2023	Noted.
4.	LCC	08.11.23	LCC have confirmed that the Planning and Highways Committee’s request to amend the proposed waiting restrictions on Church Street, Market Deeping has been considered and will be included in the public consultation.	Cllr Shelton requested that this matter is listed on the Highways Report.

5.	SKDC	14.11.23	Record of valid planning applications registered between 6 – 10 November 2023	Noted.
6.	SKDC	14.11.23	Agenda for Planning Committee, Wednesday 22 November 2023, 1.00 pm	Noted.
7.	SKDC	20.11.23	Record of valid planning applications registered between 13 – 17 November 2023	Noted.
8.	SKDC	21.11.23	Minutes for Planning Committee, Wednesday, 8 November 2023, 1.00 pm	Noted.
9.	SKDC	21.11.23	Supplement: Additional information reports to the agenda for Planning Committee, Wednesday 22 November 2023, 1.00 pm	Noted.
10.	SKDC	27.11.23	Record of valid planning applications registered between 20 – 24 November 2023	Noted.
11.	SKDC	29.11.23	Agenda for Planning Committee, Thursday 7 th December 2023, 1.00 pm	Noted.
12.	SKDC	29.11.23	Planning Application: S23/2114 Proposal: British Telecommunications Plc intends to install fixed line broadband electronic communications apparatus Location: 61 The Orchard, Market Deeping, PE6 8JR SKDC has no objection to this proposal	Noted.
13.	SKDC	04.12.23	Record of valid planning applications registered between 27 November – 1 December 2023	Noted.
14.	SKDC	06.12.23	Supplement: Additional Information report to the agenda for Planning Committee, Thursday 7 December 2023, 1.00 pm	Noted.

Correspondence to be acted upon – Received up to 6 December 2023				
No.	Received from	Date Received	Subject	Committee Response
1.	Cllr	17.11.23	Concern raised regarding a sign placed in New River Retail Car Park.	Clerk has raised this with New River Retail to take this forward.
2.	Cllr	21.11.23	Cllr asking if there would be any interest in creating a Community Speed Watch in Market Deeping	Cllr Hughes is interested into taking this forward and requested the Deputy Clerk to forward information regarding this initiative.
3.	Cllr	28.11.23	Concern raised regarding signage and lighting on a new business in Church Street	Cllr had reported this to SKDC, who had visited the site and will be producing a report. This is in a conservation area and permission of this kind should be sought from the planning department.

It was agreed that a thank you letter should be sent to a high street shop thanking them for changing their signage and lighting to be in keeping with the conservation area.

Cllr Steel raised that she had been approached by a local high street shop to see if an SKDC bin could be obtained. Cllr Shelton informed that this had been raised with SKDC within the last year and they were unable to provide a bin. Cllr Steel would do more research to see what criteria is required and if SKDC would reconsider.

92. 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

93. To consider the planning applications received up to 6 December 2023, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S23/1224	Applicant: Mr and Mrs C Tinworth Location: 12 Hall Farm, Market Deeping, PE6 8DE Amended Plans Proposed double garage App Type: Householder SKDC deadline for comments: 13.11.23	The Committee had no objections.
S23/1905	Applicant: Depala Location: 37A Church Street, Market Deeping, PE6 8AN Repainting of the shop front App Type: Listed Building Consent SKDC deadline for comments: 27.11.23	The Committee had no objections.
S23/1895	Applicant: Mr D Henderson 36 Stamford Road, Market Deeping, PE6 8AB Single storey rear extension App Type: Householder SKDC deadline for comments: 27.11.23	The Committee had no objections.
S23/2104	Applicant: Mr Sonny Mann White Horse, 27 Church Street, Market Deeping, PE6 8AN Internal refurbishment, including doorways, flooring and decorations App Type: Listed Building Consent SKDC deadline for comments: 12.12.23	The Committee had no objections.
S23/2103	Applicant: Mr Sonny Mann White Horse, 27 Church Street, Market Deeping, PE6 8AN Internal refurbishment, including doorways, flooring and decorations App Type: Full Planning Permission SKDC: deadline for comments: 12.12.23	The Committee had no objections.
S23/2003	Applicant: Mr and Mrs Ferris & Latronico-Ferris 5 Lime Tree Avenue, Market Deeping, PE6 8DQ Proposed single-storey front porch extension and first-floor side extension App Type: Householder	The Committee had no objections.

	SKDC deadline for comments: 12.12.23	
S23/2141	<p>Applicant: Mr D Needham 36 The Grove, Market Deeping, PE6 8AW</p> <p>Submission of details in relation to conditions 3 (soft and hard landscaping) and 6 (sustainable development) of S23/1456 (New build bungalow) App Type: Discharge of Conditions (Planning) SKDC deadline for comments: 28.12.23</p>	The Committee had no objections.

94. Planning applications and their results received up to the 6 December 2023

Ref No.	Application details and address	SKDC Decision
S23/1696	<p>Applicant: Mr Abdul Kachra Location: 122 Church Street, Market Deeping</p> <p>Proposal: Discharge of conditions in relation to conditions 3 (details and specifications including internal and external openings, refurbishment details and insulation), 4 (joinery works for windows and doors), 5 and 6 (materials) of S22/0651.</p> <p>Date received: 15.09.23 Decision date: Details approved 21.11.23</p>	Details are accepted.
S23/1540	<p>Applicant: Mr Edward Smith The Stirling Centre, Stirling Way, Northfields Industrial Estate, Market Deeping</p> <p>Extension of existing block of commercial units in materials to match existing, to provide 3 additional units</p> <p>Date received: 31.08.23 Decision date: 27.11.23</p>	Grants Planning Permission
S23/1897	<p>Applicant: Everards Brewery Ltd Bull Hotel, 19 Market Place, Market Deeping, PE6 8EA</p> <p>Refurbishment works to existing gated access Date received: 13.10.23 Decision date: 05.12.23</p>	Grants Planning Permission
S23/1898	<p>Applicant: Everards Brewery Ltd Bull Hotel, 19 Market Place, Market Deeping, PE6 8EA</p> <p>Refurbishment works to existing gated access Date received: 13.10.23 Decision date: 05.12.23</p>	Consent has been granted

95. For members to review the monitoring of approved planning applications

No.	Approved Planning Application	Reported by/ Date	Response/Action
1.	Reference No: S23/0015 Detail: Extension Issue: Usage	Cllr Mrs Jones	Monitor
2.	Reference No: Detail: Church Street Issue: Replacement tree to be planted.	Cllr Mrs Byrd	Monitor

Highways

96. For members to review reported highways issues.

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

MDTC Reported Highway Issues – Planning & Highways Committee – up to 6 December 2023				
No.	Highway Issue	Date reported	Reported to	Response
1	Halfleet (between St Guthlac's Church and Towngate) – Significant carriageway deterioration.	22/07/20	LCC Ref 373932	<p>Fix my street details below 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 confirmed that repair work is required. This will be programmed in but could not give a date at this time.</p>
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	Pavement Gap – Northfield Road	02.05.23	LCC	*As above – ongoing
4	Dovecote Road – double yellow lines	02.05.23	LCC	<p>*As above – ongoing – Resident requesting double yellow lines would like to be present if a site visit is made by LCC.</p> <p>30.10.23 LCC confirmed that this request was referred to TRO team in March 2023. If request is taken forward it could take some</p>

				time before any changes are put in place on site (2 years) Reference number 4560624.
5	Quiet Lane Status – Millfield Road	02.05.23		*As above - ongoing
6	Towngate East – roadside bushes requiring trimming back	02.05.23		*As above 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. 10.07.23 – Deputy Clerk spoke to LCC highways informing that the planning permission for the development shows that the roadside bushes belong to the developer.
7	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.” 10.11.23 – LCC The work’s finished and the issue is now resolved.
8	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.
9	Bend on Northfield Road into Blenheim Way -			06.09.23 P&H Cttee requested this be listed on the Highways report for monitoring. The Committee have raised this as an area of concern with LCC on previous occasions.
10	Councillor request – pavement along Church Street from The Avenue to St Guthlac’s Avenue on the Green School side of the road is uneven and in a poor state	04.10.23	LCC 476109	26.10.23: Investigating - LCC have looked at the issue and now passed it to the Highways Officers for the team to assess what can be done to resolve the matter. LCC will let the council know when the assessment has taken place. 06.11.23 – LCC assessed the footway condition and – whilst it has deteriorated it does not yet require further action. If the fault deteriorates significantly then please report this again to us and we will investigate further.

11	Councillor request – there are a number of one curved gullies along Church Street causing difficulty for mobility users and pushchairs. Request that these are replaced with ridged gullies	04.10.23	LCC 476113	03.11.23 LCC will not be looking to replace these items as they are a part of the surface water drainage system of the property.
12	Resident – SKDC lamp post 11, front cover open. Location: St Guthlac’s Avenue, Market Deeping	25.10.23	SKDC	25.10.23 SKDC investigating. Taped up by Park Keepers as an interim measure.
13	Councillor – lamp post not working in precinct between Café Mills and Paper Kisses	22.11.23	NRR 24.11.23	Reported as fixed 27.11.2023.

The Committee informed that number 7 had not been completed and this should be raised again with Lincolnshire County Council.

Number 11 - Cllr Dr Byrd informed that she would be drafting a letter to Lincolnshire County Council requesting them to reconsider their response and replace the one curved gullies to ridged gullies along Church Street.

97. For members to consider a consultation letter for Dovecote Road residents

The Committee confirmed that they were happy for Cllr Steel’s to send the consultation letter.

Conservation Area

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

There were no issues to discuss as they were covered earlier in the meeting.

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

There were no issues to discuss.

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

It was agreed that the Deeping Neighbourhood Plan would revert back to sending their report to Full Council due to the timings of their meeting.

Cllr Mrs Steel requested that consideration be given to apply for funding from the UK Prosperity fund to install a tarmac footpath from the cemetery to Oak Grove. This will be discussed at the Amenities and Open Spaces Committee

- Community Speed Watch - DH

There being no other business, Cllr Shelton thanked everybody for their attendance and closed the meeting at 8:38 pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 3 January 2024.

Chairman signature.....

Date.....