

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 3 April 2024 at 7.00 pm. Cllr Shelton presided over Cllr Dr Byrd, Cllr Hughes, Cllr Mrs Jones, Cllr Neilson, Cllr Mrs Steel and Cllr Wey. The Deputy Clerk was in attendance.

154. Chairman’s Welcome

The Chairman welcomed everyone to the meeting.

155. Apologies for Absences

Apologies were received from Councillor Mrs Sked prior to the meeting.

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

There were no declarations of interest.

157. Minutes from the meeting dated Wednesday 6 March 2024

It was **RESOLVED** unanimously to accept the minutes of the meeting held on 6 March as a true and accurate record. The Chairman signed the minutes.

158. Clerk’s Report

Update on the damaged bus shelter outside the Stage – Cllr Broughton had checked the structure of the shelter and suggests that we go ahead with the replacement of 4 glass panels. Cllr Broughton will carry out any minor repairs to the roof. The insurance company have requested that we send them the invoice for reimbursement.

Cllr Wey joined the meeting at 7.05 pm

159. Correspondence

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

Correspondence to be noted – Received up to 3 April 2024				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	12.03.24	Record of valid planning applications registered between 4 March to 8 March 2024	Noted.
2.	Councillor	07.03.24	SKDC Local Plan review 2021-2041	This was covered as an agenda item.
3.	SKDC	19.03.24	Record of valid planning applications registered between 11 March to 15 March 2024	Noted.
4.	SKDC	21.03.24	Follow up Re. s23/1941. MDTC to report back if replacement tree not planted.	Cllr Hughes informed that the tree had not been planted due to concern with the soil but it was hoped the tree would be planted May/June.
5.	SKDC	25.03.24	Record of valid planning applications registered between 18 March to 22 March 2024	Noted.
6.	LCC	22.03.24	The Parish Agreement Scheme for the urban grass cutting is £4844.91. MDTC and DSJ will each receive £2422.46 for 2024-25.	Noted.
7.	SKDC	02.04.24	Record of valid planning applications registered between 25-29 March 2024	Noted.

Correspondence to be acted upon – Received up to 3 April 2024				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	28.03.24	Local Plan Review – Village Services and Facilities Survey 2024 – deadline Thursday 25 April 2024	The Committee agreed to refer this to the Deeping Neighbourhood Plan to review and report to Full Council next week.

160. 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

161. To consider the planning applications received up to 3 April 2024, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S24/0373	Applicant: Yasmin Watt Location: The Laurels, 45 High Street, Market Deeping, PE6 8ED Proposal: Section 211 notice to remove 1 conifer, reduce Portuguese Laurel by 3 metres and removal of Deodar Laurel App Type: Trees in CA – Section 211 Notice SKDC deadline for comments: 25.3.24	The Committee supported the recommendations made by the arboriculturists to allow the work to go ahead and suggest that the replacement tree/s to be felled should be replaced in an appropriate position by nursery standard size (roughly 2m high and 8-10 cm girth) flowering cherry, crab apple, tree privet or other suitable species which would be in the interests of landscape consistency.
S24/0361	Applicant: Mr D Stead Location: 18 High Street, Market Deeping, PE6 8EB Proposal: Regularisation of works following completion of construction work not in accordance with planning approved drawings App Type: Listed Building Consent SKDC deadline for comments: 4 th April 2024	The Committee had no comment.
S24/0372	Applicant: Mrs A Eagell Location: 6A Millfield Road, Market Deeping, PE6 8AD Proposal: Proposed single storey rear extension App Type: Householder SKDC deadline for comments: 5 th April 2024	The Committee had no comment.
S23/2350	Applicant: Mr B Ibrahim Location: 88 Church Street, Market Deeping, PE6 8AL Proposal: Illuminated fascia board, illuminated external and internal barber's poles and advertising board App Type: Advertisement consent SKDC deadline for comments: 11th April 2024	The Committee strongly object to the proposed external illuminated fascia board, illuminated external and internal barber's poles and floodlights located on the outside wall. The location of the building is in a conservation area and is part of the Church Street protected view scheme. It is also against SKDC's policy. The Council have also received concerns from local residents.

162. Planning applications and their results received up to the 3 April 2024

Ref No.	Application details and address	SKDC Decision
S24/0090	Applicant: Mr Kevin Crapper Location: Land on the West side of Hall Meadow Road Proposal: Non material amendment to planning permission S23/1095 to raise eaves height by 500mm Date received: 19 January 2024 Decision/Date: 20 th March 2024	Amendments approved
S24/0220	Applicant: Mr and Mrs Stubbs and Holmes Location: 74 Harrier Way, Market Deeping, PE6 8UU Proposal: Proposed single storey side extension Date received: 12 February 2024 Decision/Date: 20 th March 2024	Grants Planning Permission
S24/0219	Applicant: Mr David Cooling Location: Bull Hotel, 19 Market Place, MD, PE6 8EA Proposal: Stabilisation repairs to entrance carriageway archway and return flank walls Date received: 12 th February 2024 Decision/Date: 21 st March 2024	Consent has been granted
S24/0189	Applicant: Mr Alan Wilkins Location: 28 The Avenue, Market Deeping, PE6 8BA Proposal: Proposed single storey side and front extension following demolition of existing porch Date received: 6 February 2024 Decision date: 27 March 2024	Grants Planning Permission
S23/2319	Applicant: Ms L Charnley Location: 27 Market Place, Market Deeping, PE6 8EA Proposal: Installation of non-illuminated advertisement Date received: 15 December 2023 Decision date: 2 April 2024	Consent has been refused

163. For members to review the monitoring of approved planning applications and Section 106 monies

No.	Approved Planning Application	Reported by/ Date	Response/Action
1.	Reference No: S23/1941 Detail: Church Street Issue: Replacement tree to be planted.	Cllr Mrs Byrd 06.12.23	The tree has been removed but a replacement tree is yet to be planted. Deputy Clerk to follow up with the Planning Authority. Sent 07.03.24 14.03.24 – Reply from SKDC states replacement tree to be planted by the end of March 24. 04.04.24 – Cllr Hughes informed that the tree is yet to be planted and it is hopeful this will be done May/June.

The Deputy Clerk asked the committee to notify the office if there were any other planning applications that they wished to be monitored so they can be added to the monitoring sheet.

Monitoring of Section 106 Monies

Planning Ref	Development Status	Developer	Location	S106 agree date	S106 Expiry date	Description of location
S16/0112	Not commenced	Allison Homes	Market Deeping	06.12.2017	08.12.2022	Land north of Towngate East and South of Northfield Road
S16/0112	Commenced	Allison Homes	Market Deeping	06.12.2017	08.12.2022	Land north of Towngate East and South of Northfield Road
S17/2466	Completed	Vistry Group	Deeping St James	30.11.2018	30.11.2021	Land on the West side of Linchfield Road, Deeping St James
S22/2086	Not commenced	New River	Market Deeping	31.01.2024		Land to east of the Deepings Shopping Centre, Godsey Lane

Councillor Shelton requested that the Persimmon development is included in the above list for the next meeting.

164 For members to consider the former police house

The Committee were informed that SKDC would be selling the property in due course. The Committee agreed that the property should be put on the open market when SKDC are in a position to do so. The Deputy Clerk was asked to contact SKDC on a monthly basis for an update.

Highways

165. 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 3 April 2024

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	Fix my street details below 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. 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. As requested, the Deputy Clerk has written to the county Councillor for Market Deeping and awaiting a response. Discussed with Senior Highways Officer from LCC on 2 May – awaiting feedback 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.
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	*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. 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. 27.02.24 – Deputy Clerk requested an update from LCC highways.
3	Pavement Gap – Northfield Road	02.05.23	LCC	*As above – ongoing
4	Dovecote Road – double yellow lines	02.05.23	LCC	*As above – ongoing – Resident requesting double yellow lines would like to be present if a site visit is made by LCC. 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 time before any changes are put in place on site (2 years) Reference number 4560624. Cllr Mrs Steel carried out a survey seeking residents views and agreed to do further research and report back to the meeting in February 2024.
5	Quiet Lane Status – Millfield Road	02.05.23		*As above - ongoing
6	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 491478	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. 06.12.23 – P&H informed that this hasn’t been done and requested that this is raised again with LCC. 31.01.24 – Reported to LCC via FixMyStreet 31.01.24 – LCC reported that they are taking enforcement action and 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. Stated changed to closed.
7	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.
8	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. 02.02.24 – Two road incidents took place on Friday 2 February 2024. A business in the area has copied in LCC, Police, Lincs Road Safety Partnership and the district councillor. 09.02.23 Two further road incidents reported by local business to LCC/Police/District Councillor.

				<p>12.02.24 Deputy Clerk contacted LCC Highways as per P&H Cttee's request for immediate safety measures to be installed at this location.</p> <p>21.02.24 – LCC responded and informed that they have carried out interim measures to address concerns, including lining improvements and vegetation clearance so warning signs are more visible. Works are underway to review the speed limit on Northfield Road and works are also planned to re-texture the road surface and improve skid resistance later this year.</p>
9	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	<p>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.</p> <p>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. To be monitored by the P&H Committee.</p>
10	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	<p>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.</p> <p>06.12.23 – Pam B drafting a form of words to send to LCC to reconsider.</p>
11	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.
12	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	08.11.23	LCC	To be monitored by the P&H Committee.
13	Resident – street light not working outside 17 Stamford Road	29.01.24	LCC 4190107	<p>Fix My Street shows that this had been reported on 29.01.24.</p> <p>22.02.24 LCC reported fixed.</p>
14	Resident reported large potholes outside 3 and 5 Bramley Road	15.2.24	LCC 493853	<p>Reported via Fix My Street by resident.</p> <p>15.02.24 LCC Highways investigating.</p> <p>27.02.24 LCC are not taking immediate action with this because when they inspected, no potholes were found at the location. If this is ongoing, please report this to LCC again providing the exact location details and a photo if it is safe to do so.</p>
15	Light not working near Tesco's.	20.02.24		Clerk contacted and requested superstore repair as Town Council had received a number of concerns about the light not working. Lamp is not managed by LCC and appears to be on the superstore land. 23.2.23 Tesco's have reported light to their maintenance team and will advise when work has been carried out.

16	Resident reported pothole on corner of Godsey Lane and Wade Park Avenue	25.02.24	LCC 495981	26.02.24 LCC highways team issued to delivery gangs. 07.03.24 Reported potholes completed but within 24 hours pothole reappeared. 14.03.24 LCC highways team issued to delivery gangs.
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Cllr Mrs Steel had met with LCC Highways on the 14 March who had assessed the parking along Dovecote Road and Towngate East and informed that there are areas in the county that are more of a priority. Cllr Mrs Steel was informed by LCC that the installation of parking laybys was too costly and therefore not possible. LCC highways informed that double yellow lines on Dovecote Road near the junction of Towngate East was the best solution and a request for these is in the system for consideration but is likely to take 18 months.

166. For members to consider the Local Plan Review - PB

Cllr Dr Byrd informed that the review is taking place sooner due to a couple of omissions and changes in policies. There are two pieces of land identified in the Deeping area SKPR-144 Millfield and SKPR-26 Priory Farm Land. Cllr Dr Byrd informed that the Deeping Neighbourhood Plan are reviewing the document on behalf of Market Deeping Town Council and Deeping St James Parish Council and will present the proposed response to both Full Councils before submitting to SKDC.

Cllr Mrs Steel informed the committee that the Rt Hon Sir John Hayes MP had put a notice in the Stamford Mercury to petition against the land at Millfield being used as a site for housing.

167. For members to consider electric vehicle charging points in Market Deeping – PB

The Committee agreed that additional fast charging points are required in the Market Deeping area. The Deepings Shopping Centre have fast charging points Tesco’s and the community centre are slow charging. It was agreed that additional fast charging points were needed in Market Deeping but there are limited locations to install these on SKDC or LCC land. The Committee agreed to refer this to the next Full Council meeting.

Conservation Area

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

Cllr Dr Byrd had been contacted by High Street local businesses and residents concerning the standing water along the road which is not draining away. Due to this, properties are getting splashed by passing vehicles. The Clerk had contacted Anglian Water to request that they clear the drains. There had been no update from Anglian Water when and if this would be carried out. It was agreed not to pursue the slow sign on the pavement.

The Committee was concerned that following the recent ram raid to the High Street convenience store that there is now no cash machine in the centre of Market Deeping.

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

There were no issues to discuss.

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

There were none at this time.

There being no other business, Cllr Shelton thanked everybody for their attendance and closed the meeting at 8:55 pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 1 May 2024.

Chairman signature.....

Date.....