

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

136. Chairman’s Welcome

The Chairman welcomed everyone to the meeting.

137. Apologies for Absences

No apologies were received prior to the meeting.

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

Cllr Mrs Steel declared an interest in item 14 Local Plan Review regarding Millfield.

Cllr Neilson arrived at 7.02pm.

139. Minutes from the meeting dated Wednesday 7 February 2024

Cllr Shelton asked members if they were to accept the minutes of the meeting of 7 February 2024. It was **RESOLVED** with two abstentions to accept the minutes of the meeting as a true and accurate record. The Chairman signed the minutes.

140. Clerk’s Report

	Comments
Two additional bins have been ordered and will be delivered in due course.	The Committee noted. The Clerk informed they could take up to 28 days for delivery.
As requested, the Deputy Clerk had contacted SKDC planning department querying why the Town Council had not been consulted on the following planning applications. The response from SKDC is as follows: - S24/0101, S23/2319 and S23/2135 - do not need to consult with the Parish as they are advertisement or approval (discharge of conditions) S23/2231 and S23/2230 – these should have been received by the Town Council for consideration. SKDC apologised that they had not been sent. A Planning officer informed that they had not been validated and were added to the weekly planning list prematurely and they will look into this. SKDC look forward to receiving any comments on these two planning applications should the committee have any.	The Committee noted and were satisfied with SKDC’s explanation.
As requested, the Deputy Clerk had contacted planning enforcement regarding a property on the High Street. SKDC confirmed that this is an active enforcement case.	The Committee noted the update regarding this matter.

141. Correspondence

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

Correspondence to be noted – Received up to 6 March 2024				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	12.02.24	Record of valid planning applications registered between 5 – 9 February 2024	Noted.
2.	SKDC	19.02.24	Record of valid planning applications registered between 12 – 16 February 2024	Noted.
3.	LCC	19.02.24	Public Notice – Market Deeping – Millfield Road (30mph speed limit) Order 20	Noted.

4.	LCC	21.02.24	Minutes for Planning Committee, Thursday 8 th February 2024, 10.00 am	Noted.
5.	SKDC	26.02.24	Record of valid planning applications registered between 19-23 February 2024	Noted.
6.	Peterborough City Council	27.02.24	Consultation on an update to the local list of validation requirements for planning applications	Noted.
7.	SKDC	28.02.24	Record of valid planning applications registered between 26 February - 1 March 2024	Noted.
8.	SKDC	06.03.24	Agenda for Planning Committee, Thursday 14 March 2024, 1.00 pm	Noted.

Correspondence to be acted upon – Received up to 6 March 2024				
No.	Received from	Date Received	Subject	Committee Response
1.	LCC	21.02.24	Response regarding <ul style="list-style-type: none"> a) loose chippings on John Eve Way and nearby roads. Advised Town Council to contact another officer. b) Northfield Road/Blenheim Way corner – LCC have carried out interim measures ie lining improvements, vegetation clearance so that 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. c) Location for speed device on Towngate East, LCC advised Town Council to contact the Road Safety Department. 	<ul style="list-style-type: none"> a) Cllr Mrs Sked informed that the road sweeper had cleared the lose chippings but had left potholes on Beech Close and Chestnut Way and has become unsafe for cyclists. The Deputy Clerk was asked to report this to LCC highways. b) The Committee noted the response from LCC. c) It was agreed to take this forward with the Road Safety Team and seek their advice and guidance.
2.	SKDC	28.02.24	Local Plan Review – Regulation 18 Draft Plan Consultation – deadline 11.59pm Thursday 25 April 2024	This item would be discussed at agenda item 14.

142. 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.

b) For members to consider transfer of £200 to DNP from 2023/4 budget
It was **RESOLVED** with two abstentions to transfer £200 to DNP from 2023/24 budget.

Cllr Neilson requested a presentation by DNP at this year's Annual Town Meeting.

Planning

143. To consider the planning applications received up to 6 March 2024, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S24/0189	<p>Applicant: Mr Alan Wilkins Location: 28 The Avenue, Market Deeping, PE6 8BA</p> <p>Proposed single storey side and front extension following demolition of existing porch</p> <p>App Type: Householder SKDC deadline for comments: 05.03.24</p>	The Committee had no objections.
S24/0220	<p>Applicant: Mr and Mrs Stubbs and Holmes Location: 74 Harrier Way, Market Deeping, PE6 8UU</p> <p>Proposed single storey side extension</p> <p>App Tye: Householder SKDC deadline for comments: 12.03.24</p>	The Committee had no objections.
S24/0219	<p>Applicant: Mr David Cooling Bull Hotel, 19 Market Place, Market Deeping, PE6 8EA</p> <p>Stabilisation repairs to entrance carriage archway and return flank walls</p> <p>App Type: Listed Building Consent SKDC deadline for comments: 14.03.24</p>	The Committee had no objections.
S24/0275	<p>Applicant: Mr M Lovett 17 High Street, Market Deeping, PE6 8ED</p> <p>Erection of 2(no.) semi-detached, single storey dwellings</p> <p>App Type: Full Planning Permission SKDC deadline for comments: 18.03.24</p>	The Committee object to this application as this has previously been submitted by the applicant and their concerns remain that the driveway is narrow and access is from a busy high street. The Committee would prefer that the 2 plots at the back is used as a garden. The Committee would also like to see that the house facing the High Street is renovated before any other planning applications are considered.
S23/2231	<p>Applicant: Mr Fred Sandall 17D Market Place, Peterborough, PE6 8EA</p> <p>Erection of a first-floor extension and change of use of existing ground floor to create an apartment</p> <p>App Type: Listed Building Consent SKDC deadline for comments: 20.03.24</p>	The Committee had no objections.
S23/2230	<p>Applicant: Mr Fred Sandall 17D Market Place, Peterborough, PE6 8EA</p> <p>Erection of a first-floor extension and change of use of existing ground floor to create an apartment.</p>	The Committee had no objections.

	App Type: Full Planning Permission SKDC deadline: 20.03.24	
S24/0214	Applicant: Mr Phillip Jane Location: 1 Stamford Road, Market Deeping, PE6 8AB Proposal: The proposal is to deconstruct and rebuild the existing wall to the east side of the garden. The plan is to rebuild the wall to the existing proportions with new bricks which match the existing wall and house. App Type: Listed Building Consent SKDC deadline: 27.03.24	The Committee had no objections.

144. Planning applications and their results received up to the 6 March 2024

Ref No.	Application details and address	SKDC Decision
S24/0101	Applicant: Mr D Cooling Location: Bull Hotel, 19 Market Place, Market Deeping Proposal: Submission of details reserved by condition 3 (schedule of works) of listed building consent S22/0743 (Listed building consent for the partial demolition and re-construction of stone outbuilding (upper stonework and gables), including re-roofing with 'collyweston slate' and replacement timber work internally) Date registered: 23.01.24 Decision/Date: Details approved 26.02.24	Details are acceptable.
S23/1075	Applicant: Mr R Dawson Location: 70 Church Street, Market Deeping, PE6 8AL Proposal: Replacement of window on north west elevation Date registered: 26.07.23 Decision/Date: 27.02.24	Grants Planning Permission
S23/1076	Applicant: Mr R Dawson Location: 70 Church Street, Market Deeping, PE6 8AL Proposal: Replacement of window on north west elevation Date registered: 09.06.23 Decision/Date: 27.02.24	Consent has been granted
S23/2322	Applicant: Mr M Elmer Location: 16 Dovecote Road, Market Deeping, PE6 8DS Proposal: Proposed ground floor rear extension Date received: 18.12.23 Decision/Date: 28.02.24	Grants Planning Permission

145. 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: S23/0015 Detail: Extension Issue: Usage	Cllr Mrs Jones 06.12.23	Cllr Mrs Jones informed that this application can be removed from the monitoring sheet.
2.	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.

Cllr Dr Byrd to provide the Deputy Clerk with a list of S106 monies relating to the Deepings.

Highways

146. 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 March 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	<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> <p>27.02.24 – Deputy Clerk requested an update from LCC highways.</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 time before any changes are put in place on site (2 years)</p> <p>Reference number 4560624.</p> <p>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.</p>

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. 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. 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.
9	Councillor request – pavement along Church Street from The Avenue to St Guthlac’s Avenue on the	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

	Green School side of the road is uneven and in a poor state			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. To be monitored by the P&H Committee.
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	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. 06.12.23 – Pam B drafting a form of words to send to LCC to reconsider.
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	Fix My Street shows that this had been reported on 29.01.24. 22.02.24 LCC reported fixed.
14	Thin slab edging outside the Bull Pub, Market Place, Market Deeping loose and uneven	12.02.24	LCC 493277	12.02.24 LCC Investigating. 13.02.24 Actions scheduled. Fixed.
15	Resident reported large potholes outside 3 and 5 Bramley Road	15.2.24	LCC 493853	Reported via Fix My Street by resident. 15.02.24 LCC Highways investigating.
16	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.
17	Resident reported pothole on corner of Godsey Lane and Wade Park Avenue	25.02.24	LCC 495981	26.03.24 LCC highways team issued to delivery gangs.

147. For members to consider the gateway to Market Deeping from Stamford Road - PS

Councillor Mrs Steel outlined her concern regarding private properties removing their hedges and replacing them with fences. Cllr Dr Byrd informed that the Town Council had no authority to take any action. Cllr Steel to write to the Deepings Neighbourhood Plan regarding the visual effect this has on the local area.

148. For members to consider the responses received concerning the parking in Dovecote Road and Towngate East - PS
Cllr Mrs Steel reported that the majority of the residents would like double yellow lines along part of Dovecote Road. It was agreed that Cllr Mrs Steel would contact Lincolnshire County Council highways to enquire if consideration could be given to install parking bays on Towngate East this would potentially help reduce the parking along Dovecote Road. The Deputy Clerk to provide LCC Highways contact details to Cllr Mrs Steel.

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

Cllr Dr Byrd informed that the consultation period is from 29 February 2024 to 11.59pm on Thursday 25 April. There are two pieces of land identified in the Deeping area SKPR-144 Millfield and SKPR-26 Priory Farm Land. Any objections will need to have a legitimate reason why the pieces of land should not be built on.

As part of the DNP Cllr Dr Byrd would consider if they could do a public event.

Cllr Mrs Jones to provide a copy of the maps to the Deputy Clerk for circulation to the P&H Committee.

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

Cllr Dr Byrd reported that Lincolnshire have recently communicated with local town and parish council’s enquiring if your area needs more electric vehicle chargers. Cllr Dr Byrd will contact Lincolnshire County Council to confirm their deadline for information.

Cllr Neilson would also provide a list of commercial chargers available in Market Deeping. It was agreed to discuss at the next meeting.

Conservation Area

151. 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. Cllr Dr Byrd would like to place a slow sign when it has rained and standing water is present.

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

There were no issues to discuss.

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

- Former Police House, Market Place – PH
- Electric Vehicle Charging Points - DS

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 3 April 2024.

Chairman signature.....

Date.....