

**DRAFT**  
**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 5 June 2024 at 7.00 pm. Cllr Dr Byrd presided over Cllr Hughes, Cllr Neilson, Cllr Mrs Steel and Cllr Wey. The Deputy Clerk was in attendance.

Cllr Dr Byrd welcomed everyone to the meeting and invited the member of the public to address the Committee.

The member of public wanted to raise their concern regarding land near Deeping Gate that is located in Peterborough City Council’s boundary and has been identified as possibly a new housing development. The resident was concerned that if this does proceed this would have an impact on the Deeping’s services such as the medical centre and schools.

The Chairman thanked the resident for attending and for bringing this matter to the attention of the Committee.

7.05 Cllr Wey joined the meeting.

**1. Chairman’s Welcome**

The Chairman welcomed everyone to the meeting and wanted to thank Cllr David Shelton for all his hard work as Chairman of Planning and Highways Committee and as a member of the committee over a number of years. He has delivered a number of projects during his time as Chairman which the Committee appreciates.

**2. Apologies for Absences**

Apologies were received from Cllr Mrs Jones and Cllr Mrs Sked prior to the meeting.

7.15 Cllr Neilson left the meeting.

**3. To Receive Declarations of Interest under the Localism Act 2011**

Cllr Dr Byrd declared an interest in planning application S24/0735.

**4. Minutes from the meeting dated Wednesday 1 May 2024**

It was **RESOLVED** unanimously to accept the minutes of the meeting held on 1 May as a true and accurate record. The Chairman signed the minutes.

**5. Clerk’s Report**

	Comments
Urban grass cutting – The Clerks have been liaising with Deeping St James and the contractor and have been informed that the contractor will be commencing the second cut imminently. Grass verges missed in the first cut due to the map markings should be included.	The Committee requested that the Clerks enquire when the second cut will be completed so that a review of what areas have been cut and if there are any areas that have been omitted.
Bus shelter outside the Stage has now been repaired.	The Committee noted.
LCC Highways officer visited the office on the 5 June. The Clerks raised a number of issues some of which are listed below. The highways officer reported that the collapsed drain on the High Street had been repaired on 5 June and that he would report the trees on Millfield Road and follow up the safety crossing on Godsey Lane. <ul style="list-style-type: none"><li>• Overhanging trees on Millfield Road – reported to the office on 5 June by Cllr Hughes</li><li>• Collapsing drain on the High Street</li><li>• Safety crossing on Godsey Lane</li></ul>	The Committee noted.

## 6. Correspondence

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

Correspondence to be noted – Received up to 5 June 2024				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	08.05.24	Record of valid planning applications registered between 29 April to 3 May 2024	Noted.
2.	SKDC	08.05.24	Agenda for Planning Committee, Thursday 16 May 2024, 1.00pm	Noted.
3.	SKDC	13.05.24	Record of valid planning applications registered between 6 – 10 May 2024	Noted.
4.	SKDC	13.05.24	Minutes of Planning Committee, Thursday 18 April 2024, 1.00 pm	Noted.
5.	SKDC	15.05.24	Supplement: Additional information reports to the agenda for Planning Committee, 16 May 2024, 1.00 pm	Noted.
6.	SKDC	20.05.24	Record of valid planning applications registered between 13-17 May 2024	Noted.
7.	SKDC	21.05.24	Agenda for Planning Committee, Thursday 30 May 2024, 1.00 pm	Noted.
8.	SKDC	22.05.24	Notification of temporary traffic Order – TTR007658 – Road closure Millfield Road (between 250m & 450m north of B1166) Period of restriction: 21.06.24 – 05.07.24	Notification placed on MDTC website on 22.05.24
9.	SKDC	28.05.24	Record of valid planning applications registered between 20 May and 24 May 2024	Noted.
10.	SKDC	29.05.24	Supplement: Additional information report to the agenda for Planning Committee, Thursday 30 May 2024, 1.00 pm	Noted.
11.	SKDC	03.06.24	Record of valid planning applications registered between 28 May and 31 May 2024	Noted.

Correspondence to be acted upon – Received up to 5 June 2024				
No.	Received from	Date Received	Subject	Committee Response
1.	LCC	10.05.24	Advance Notification of Highway Structures Work Scheme: Replacement of Millfield Culvert, Millfield Road, Market Deeping Expected date of road closure – 21.06.24 – 05.07.24 (maximum of two days) for exploratory work to confirm the presence of any underground utility lines. Expected date of main scheme 28.10.24 – 15.11.24. LCC requests that the Town Council raise any concerns within 10 days from 10.05.24	Clr Mrs Jones will respond to LCC with any concerns.
2.	Resident	14.05.24 Via telephone	Uncut grass verge Kesteven Way.	Deputy Clerk has responded to the resident with an update.

3.	Resident	20.05.24 Via telephone	Uncut grass verge Lady Margaret's Avenue.	Deputy Clerk informed the resident that the matter is being addressed with LCC/DSJ/Contractor.
4.	Highways, LCC	30.05.24	Further to LCC's consultation regarding Northfield Road's proposed speed reduction to 40 mph, P&H Committee requested that LCC considers reducing the limit further to 30mph as opposed to 40mph. This request has been refused at this time and LCC will pursue the introduction of a 40mph limit. Should they receive notification of a forthcoming development they may reconsider.	The Committee acknowledged the response from LCC highways and agreed that if a further housing development is approved in the future the Committee would request that a 30mph speed limit is put in place at that time.
5.	Resident	24.05.24	Resident reported that there is a proposed development off Lincoln Road, Deeping Gate being considered for a housing development. The land falls within the boundary of Cambridgeshire. The resident is concerned about the impact this may have on the Deepings infrastructure which are already stretched. Enquiring if the Town Council had been made aware.	This item would be discussed at agenda item 14.
6.	Resident	04.06.24 Via telephone	Uncut grass verge Meadow Road.	Deputy Clerk has responded to the resident with an update.

## 7. 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 Dr Byrd asked members if there were any comments on the omega report and there were none.

## Planning

### 8. To consider the planning applications received up to 5 June 2024, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S24/0504	Applicant: Mr Jega Rajuratnam Location: 14 High Street, Market Deeping, PE6 8EB Proposal: 1 x condenser unit to be installed at the rear of the property, unit to be repositioned from ground level to the pitched roof above. App Type: Full Planning Permission SKDC deadline for comments: 31.05.24	The Committee had no comment.
S24/0735	Applicant: Mr & Mrs Shattock Location: 2 The Woodlands, Market Deeping, PE6 8BB Proposal: Erection of single storey outbuilding/storage and removal of tree App Type: Householder SKDC deadline for comments: 04.06.24	The Committee considered the application and would prefer that the tree is retained if it is in a healthy condition and move the proposed single storey outbuilding to a different location. The height of the structure seems unduly high and the committee would prefer this to be 2500 as opposed to 3000.

**9. Planning applications and their results received up to the 5 June 2024**

Ref No.	Application details and address	SKDC Decision
S24/0483	Applicant: Mia Green Location: 1 Wellingtonia Gardens, Market Deeping Proposal: Compliance with conditions of S16/1700 Date received: 28 March 2024 Decision date: 10 May 2024	This application has been withdrawn by the applicant.
S24/0644	Applicant: Mr Alan Wilkins Location: 28 The Avenue, Market Deeping Proposal: Non-material amendments in relation to S24/0189 – proposed single storey side and front extension following demolition of existing porch. Date received: 16 April 2024 Decision date: 9 May 2024	Non-material amendments approved 9 May 2024
S23/2231	Applicant: Mr Fred Sandall Location: 17D Market Place, Market Deeping, PE6 8EA Proposal: Erection of a first-floor extension and change of use of existing ground floor to create an apartment. Date received: 4 December 2023 Decision date: 23 May 2024	Refusal of Listed Building Consent.
S23/2230	Applicant: Mr Fred Sandall Location: 17D Market Place, Market Deeping, PE6 8EA Proposal: Erection of a first-floor extension and change of use of existing ground floor to create an apartment. Date received: 4 December 2023 Decision date: 23 May 2024	Planning permission has been refused.
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. Date received: 9 February 2024 Decision date: 31 May 2024	Consent has been granted.

**10. For members to review the monitoring of approved planning applications and Section 106 monies up to 5 June 2024**

The Committee agreed that planning application S23/2350 should be included on the monitoring sheet.

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. Cllr Dr Byrd informed that a replacement tree will be planted in the Autumn and in a different location. The resident is liaising with SKDC to agree a suitable tree.
2.	Reference No: S23/2350 Detail: Church Street	P&H Cttee – 01.05.24	P&H Committee to monitor.

Issue: Illuminated signage, external and internal barber's poles and advertising board		The illuminated signage and barber's poles have been removed. A portable sign has been placed on the pavement which could cause obstruction to residents.
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**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
	Completed	Persimmon	Market Deeping			Transfer of allotment area to MDTC is still awaited.

**11. For members to receive an update regarding the Persimmon development**

This item was deferred until the next meeting. Cllr Dr Byrd to provide a position statement.

**Highways**

**12. 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 5 June 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	<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> <p>05.06.24 – Deputy Clerk reported that LCC Highways were following this up.</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) 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> <p>30.04.24 - LCC consulting with MDTC deadline 31 May 2024</p> <p>01.05.24 – It was resolved unanimously by P&amp;H Cttee to request a small extension to the proposed waiting restrictions into Dovecote Road. It was agreed the extra extension should be a further car and half in length in addition to what LCC have already suggested.</p> <p>29.05.24 – Consultation response sent from P&amp;H Cttee to LCC.</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	<p>05.06.23 – LCC have updated this work out to one of their delivery gangs. LCC will inform when the job is completed.</p> <p>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.”</p> <p>10.11.23 – LCC The work’s finished and the issue is now resolved.</p>

			491478	<p>06.12.23 – P&amp;H informed that this hasn't been done and requested that this is raised again with LCC.</p> <p>31.01.24 – Reported to LCC via FixMyStreet</p> <p>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.</p>
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	<p>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.</p>
8	Bend on Northfield Road into Blenheim Way.			<p>06.09.23 P&amp;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.</p> <p>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.</p> <p>09.02.23 Two further road incidents reported by local business to LCC/Police/District Councillor.</p> <p>12.02.24 Deputy Clerk contacted LCC Highways as per P&amp;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> <p>01.05.24 – LCC consulting on reducing the speed limit to 40mph on Northfield Road.</p> <p>01.05.24 – P&amp;H Cttee resolved unanimously to request that the speed limit is reduced to 30mph due to the new housing development and future housing developments along Northfield Road.</p> <p>29.05.24 Consultation response sent from P&amp;H Cttee to LCC.</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</p>

				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.
15	Light not working near Tescos.	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 that the road around the manhole on the High Street is deteriorating and causing vehicles having to swerve to avoid it.	12.03.24	LCC Ref 498544	12.03.24 LCC Action scheduled 25.03.24, 02.04.24, 05.04.24 Chased by public and MDTC. 05.06.24 LCC reported work completed.

**Conservation Area**

**13. For members to review any issues relating to the Conservation area**

There were no issues raised.

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

The Committee agreed that any consultation from Peterborough City Council (PCC) concerning their Local Plan which is expected in October 2024 will be considered and a response will be sent from the Town Council with regards to the Deeping Gate land which is located in (PCC’s) boundary.

**15. To consider items for inclusion on the agenda for the next meeting**

- For members to receive an update regarding the Persimmon development
- For members to consider LCC/SKDC policies concerning seating on the public pavements outside businesses.

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 8.40 pm. The next meeting of the Planning & Highways Committee will be held on Wednesday 3 July 2024.

**Chairman signature.....**

**Date.....**