

STAMFORD TOWN COUNCIL

**MINUTES OF THE PLANNING MEETING
HELD ON TUESDAY, 09 FEBRUARY 2021 AT 6.00PM
AT ‘VIRTUAL’ LOCATIONS USING VIDEO AND AUDIO LINK**

PRESENT Councillor S Carroll (Chairman)
Councillor S Ford (Vice Chairman)
Councillor Mrs A Carter-Begbie
Councillor Mrs J Clarke
Councillor Mrs E Hooper
Councillor Mrs M Pitt

ALSO PRESENT Councillor Mrs G Johnson (Deputy Mayor)
Councillor Mrs S Sandall
Councillor D Taylor
Patricia Stuart-Mogg – Town Clerk
Richard Tracey – Administration Officer
1 Member of public

The Administration Officer stated that no decisions or predeterminations are made at Pre-Planning sessions, during Planning Committee meetings and all applications prepared for consideration will be examined in open session for the sake of transparency.

427. PUBLIC REPRESENTATIONS (Agenda Point 1) - None were made.

428. APOLOGIES FOR ABSENCE (Agenda Point 2) - None were made.

429. DECLARATION OF INTEREST (Agenda Point 3)

Councillor S Ford declared a Personal Interest in respect of Item 5 as he is a member of the St. George’s Street Resident’s Association.

Councillor Mrs G Johnson declared a Personal and Prejudicial interest in respect of Item 10 as she lives near the site.

430. MINUTES (Agenda Point 4)

The Minutes of the Committee Meeting held on Tuesday, 12 January 2021 were confirmed as a true record of the meeting at the Town Council meeting of 26 January 2021 and would be signed by the Chairman of the Planning Committee at the earliest opportunity.

431. UPDATE ON ACTIONS RELATING TO PLANNING (Agenda Point 5)

Feedback from Councillor Ford on Pedestrianisation Of St. George’s Street – Councillor Ford informed Committee that a letter from the St. George’s Street Resident’s Association is to be presented to the Town Council and if ratified sent to Lincolnshire County Council to investigate whether St. George’s Street could be a pedestrianised area.

Proposal 1 - It was proposed by Councillor S Ford, seconded by Councillor Mrs E Hooper and unanimously **RESOLVED** that the Committee support an investigation by LCC into the pedestrianisation of St. George’s Street. *Action: Administration Officer*

432. PLANNING APPLICATIONS (Agenda Point 6)

The Committee’s observations are shown on the attached schedule.

433. APPROVALS AND REFUSALS OF APPLICATIONS RECEIVED (Agenda Point 7)

Members were informed that the latest Approvals and Refusals information including the statistics on the decisions had been circulated.

434. TO CONSIDER APPLICATION FOR A DEVELOPMENT CONSENT ORDER (DCO) FOR AN EXTENSION IN THE AREA AND LIFE OF THE EAST NORTANTS RESOURCE MANAGEMENT FACILITY (ENRMF), STAMFORD ROAD, KINGSCLIFFE (Agenda Point 8)

After discussion, Members objected to the processing and dumping of dangerous radioactive waste close to a populated area. *Action: Administration*

435. RESPONSE TO BARNACK NEIGHBOURHOOD PLAN CONSULTATION (Agenda Point 9)

Councillor Ford commented that the document was useful and fit for purpose. Members noted this consultation and expressed their wish to be kept informed of future developments. *Action: Administration Officer.*

436. CONCERN RAISED IN RESPECT OF THE DAMAGE TO GRASS VERGES, RECEDING KERB LEVELS AND RADIAL KERBS OF CAR PARK ENTRANCE AT NISA STORE, DRIFT ROAD (Agenda Point 10)

Councillor Johnson informed the Committee that she has received many calls from residents regarding this matter where delivery vehicles have parked on the verges in order to deliver goods to the store and also buses have added to the damage. She has been in contact with the Planning Department and is awaiting a response from LCC Highways. She said that the verges are an absolute mess and the problem needs to be sorted out urgently. She has suggested installing bollards around the corner but also, she is not sure if double yellow lines would sort the problem as it is the delivery lorries that are ruining the verges as they cannot access the car park. The Administration Officer informed Committee that he had circulated the Planning Decision Notice for the store (dated 5th February 2021) only today and one of the ongoing Planning Conditions was that the access, parking and turning areas shown on the approved plans should be fully implemented within 6 months of the decision. Cllr Johnson informed Committee that the entrances had already been widened. Cllr Ford commented that he has seen the site and verges have been totally destroyed and radial kerbing has not been installed. He continued, it is a danger to all with large sunken divots and high unsupported kerbing in place, there is no excuse for it and a pleasant corner has been turned into an absolute mess, residents have a right to be furious, the Town Council needs to do whatever is necessary to get the kerbing fixed. Cllr Johnson said that the 6 month implementation time for the conditions was a joke. Cllr Carroll said that the area was a Health and Safety issue and a solution should be sought from LCC Highways backed up with correspondence and photographs from local residents. Councillors agreed that bollards, double height kerbing and/or on-street parking restrictions could be a solution. The Committee agreed that a draft letter is presented to the Town Council and if ratified sent to Lincolnshire County Council requesting a Traffic Regulation Order for this site. Cllr Johnson informed Committee that she would contact the Planning Officer who dealt with this application to see if the 6 month implementation time of the planning conditions could be reduced. *Action: Administration Officer, Cllr Johnson.*

437. DRAFT DESIGN GUIDELINES FOR RUTLAND AND SOUTH KESTEVEN (DESIGN SUPPLEMENTARY PLANNING DOCUMENT) - PUBLIC CONSULTATION (Agenda Point 11)

Councillor Ford informed Committee that he thought the document was adequate and comprehensive. Overall it was a good reference document, however the way it dealt with past design measures was disappointing and not forward thinking enough. Too much emphasis was placed on design from the past. We need to be wary of a desire to recreate

buildings from the past such as 19th Century workman's cottages. A consultation reply will be drafted to SKDC. *Action: Administration Officer, Cllr Ford.*

438. PROTOCOLS IN RESPECT OF CHAIR / VICE CHAIR PRE-VIEWING APPLICATIONS PRIOR TO COMMITTEE MEETING AND PLANNING COMMITTEE TERMS OF REFERENCE (Agenda Point 12)

The Administration Officer informed the Committee that a statement will be made at the start of each Planning Committee for the benefit of the public stating there is no predetermination on any application. Councillor Ford commented that he is in agreement with point C(ii) of the Planning Committee's Terms of Reference which states that the Pre Planning session is for the Chairman and Vice Chairman to only assess the number of plans for consideration. He reaffirmed the preview of the applications should be used purely as an organisational tool, as a way of getting agenda items in order so that when it comes to Committee, things can be dealt with in an open and orderly fashion. Councillor Clarke said pre-view sessions are a help to Committee members as the list prepared provides previous comments. Cllr Ford agreed with an email from the Town Clerk which stated that 'each observation needed to be orally confirmed at the Planning meeting for transparency purposes so the public know that the Committee as a whole agree / disagree or abstain with the observation(s). This is standard procedure.' Cllr Ford continued that it is the Councillor's job to go through the applications one by one themselves, he feels that no criticism can then be levelled at Committee. Councillors are responsible for the decisions made and Councillors need to take that very seriously. Cllr Carroll confirmed that, moving forward, the Chairman and Vice Chairman would continue to have a preview of the applications to be considered with the Officer and that, at Committee, the observations for every application would be individually confirmed. The Town Clerk stated that the previewing sessions of applications have always been available for the Chairman and Vice Chairman to provide advice and guidance to the members of the Committee. Planning Committee Meetings as are all Council meetings are held in public for the benefit of the public transparency and in accordance with Statute.

439. CORRESPONDENCE (Agenda Point 13)

i) Resident's communication in respect of Parking on Empingham Road, Stamford –
The Town Council has received correspondence with photographs from residents regarding the consistent parking of cars on the west side of Empingham Road above the Foundry Road junction and between No. 70 and The Hermitage. This is not only causing congestion due to the volume of traffic, in particular lorries, using the road, but also accidents due to impatient motorists overtaking and the difficulty of residents entering and exiting driveways. Councillor Ford commented there needs to be some form of parking control on this road possibly in the form of yellow lines, but only after a traffic survey has been carried out. Councillor Carroll would be happy to propose a no waiting restriction, similar to Uffington Road, beneficial as it is less intrusive and subject to an instant fine is payable. Cllr Hooper said that parking in this area needs to be sorted. Cllr Johnson stated that if parking restrictions are brought in, the problem will only move elsewhere, also a traffic survey needs to be carried out to see who is actually parking there, this is a longstanding problem on Stamford roads. Councillors agreed that a traffic survey should be carried out in the first instance. The Committee agreed that this suggestion is presented to the Town Council and if supported a letter is sent to Lincolnshire County Council requesting a traffic survey with a view to a Traffic Regulation Order at this site. *Action: Administration Officer*

ii) Resident's communication in respect of parking issue on Stockwell Avenue, Stamford PE9 2WH –

Members were informed that this location is opposite Malcolm Sargent School on Empingham Road and parking at drop-off and pick-up times is causing major safety

problems for the residents, parents and children. The Administration Officer reported that parents were allowed to use the Danish Invader car park as a drop off/ pick up point and that children were escorted by a member of staff to walk children to the school only 3 minutes away. Councillor Carroll commented that parents were still trying to find parking spaces closer to the school for convenience. The Committee agreed that a letter is drafted and presented to the Town Council and if ratified should be sent to Lincolnshire County Council requesting a traffic survey with a view to a Traffic Regulation Order at this site. *Action: Administration Officer*

iii) Resident's communication in respect of One-way proposal on Park Lane – Correspondence has been received from a resident regarding a proposal to make traffic on Park Lane, rear of High School, St. Martins, one way. Councillor Taylor said that he didn't think a one way system was the answer. During school times, both sides of the road have cars parked with some on the pavement and it is difficult even for pedestrians to walk let alone disabled people or parents with pushchairs. If the road became one way it would become a rat run and at present, the traffic polices itself as it is not possible for cars to speed due to the parked vehicles. He continued that all traffic issues generally in the town cannot be resolved at Town Council level and should be passed up to County and District Council level. We should be supporting resident's problems and passing them up to County and District level for them to drive the issues forward. Councillor Ford suggested a No Waiting restriction could be put in place on this road. The Town Clerk informed Committee that they need to be aware of resident's concerns regarding traffic movement as a result of the proposed St. Martin's Park development. The Committee agreed that a letter is drafted and presented to the Town Council and if ratified sent to LCC Councillors requesting a traffic survey at this site. *Action: Administration Officer*

440. ANY OTHER BUSINESS (Agenda Point 14)

- i) East Northamptonshire Local Plan Part 2 –Pre-submission Draft Plan (Regulation 19) consultation 05 February–19 March 2021 – Noted by Members.*
- ii) HGV problem in Stamford –* Councillor Carroll commented that the issue of HGVs in the centre of Stamford needs to be examined and the Council needs to strive for the banning of all HGVs in the town, with access for only allow delivery lorries in order to cut pollution levels. He continued that the present restriction is not enforced and most lorries are using Stamford as a short cut. The Town Clerk reported that she is in communication with the Police Commissioner and should have a response in time for the next Town Council meeting. Councillor Carroll commented that if this problem is resolved it would help the town. Councillor Ford commented that this issue supports the low traffic neighbourhood campaign that has been mounted.
- iii) Naming of St Martin's Fields development –* Councillor Clarke commented on the St Martin's Fields development on Kettering Road and whether the developers had dismissed the suggestion of changing the name of the development to 'Benedict Fields' suggested by the Town Council in 2020, as the original name remained on the signage. Benedict Fields was one of the suggestions, but the Town Council supported the decision of 'Benedict Gardens' is considered at the Planning Committee meeting of 27 May 2020 to be put forward to the developers. *Action: Town Clerk*

441. DATE OF NEXT MEETING (Agenda Point 15) - Tuesday, 09 March 2021 at 6.00pm.

Chairman
(The Meeting closed at 7.55pm)

| Date Valid | Date Received | Ref. No. | Proposed Development and Location | Type of Permission | Applicant and Address | Observations on Application |
|------------|---------------|-----------------|--|--|--|---|
| 11/01/21 | 13/01/21 | S21/0038 | Erection of two storey rear extension and external alterations including a new window 1 Beverley Gardens | Householder | Mr and Mrs P Gray 1 Beverley Gardens, Stamford PE9 2UD | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |
| 27/01/21 | 14/01/21 | S20/2046 | Erection of outbuilding to rear 29 Brooke Avenue | Householder | Mr And Mrs Forster 29 Brooke Avenue, Stamford PE9 2RU | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |
| 11/01/21 | 18/01/21 | S21/0060 | Erection of single storey rear extension, front porch and new vehicular access/parking area 18 Pembroke Road | Householder | Mr Harun Uddin Munna 18 Pembroke Road, Stamford PE9 1BS | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |
| 12/01/21 | 19/01/21 | S21/0064 | Proposed single storey side and rear extensions with external alterations. Resubmission of S20/1821 4 The Paddock | Householder | Mr & Mrs Campion 4 The Paddock, Stamford PE9 2NE | <i>Previous comments 10/11/20 - Objection. Over development of small site, change to existing street scene, development inappropriate to character of the area contrary to Policy EN1 of Core Strategy.</i> As previous comments |
| 18/01/21 | 19/01/21 | S20/2177 | Erection of single storey side extension 29 Empingham Road | Householder | Mr and Mrs Jones 29 Empingham Road, Stamford PE9 2RJ | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |
| 13/01/21 | 19/01/21 | S21/0086 | T1 - Removal of ivy clad ash tree on river bank - causing wall to collapse 6 Wharf Road | Trees in CA - Section 211 Notice | Ms Jane Parry 6 Wharf Road, Stamford PE9 2DU | <i>Approved by SKDC 26/01/21 prior to Planning Committee meeting.</i> |
| 14/01/21 | 20/01/21 | S21/0092 | T1 - Sycamore -Reduce by 2m, and 1m clearance from wires. T2 - Birch - Remove branches away from wires, 1m clearance from lamp post. T3 - Conifer - Raise lower canopy to 2.5m, prune from wire for 1m clearance. Croham Hurst , New Cross Road | Trees in CA - Section 211 Notice | Mrs Margery Nicholls Croham Hurst, New Cross Road, Stamford PE9 1QZ | Defer to SKDC Arboriculturist |

| Date Valid | Date Received | Ref. No. | Proposed Development and Location | Type of Permission | Applicant and Address | Observations on Application |
|-------------------|----------------------|-----------------|--|----------------------------------|--|--|
| 14/01/21 | 20/01/21 | S21/0083 | Silver Birch - reduce height by approx 3-4m to suitable growth points 3 Albert Road | Trees in CA - Section 211 Notice | Parry 3 Albert Road, Stamford PE9 2EA | Defer to SKDC Arboriculturist |
| 20/01/21 | 20/01/21 | S20/1999 | Single storey rear extension 41 Sutherland Way | Householder | Mr Jim Scutt 41 Sutherland Way, Stamford PE9 2TB | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |
| 20/01/21 | 22/01/21 | S21/0115 | Erection of two storey side extension and single storey front porch 71 Drift Road | Householder | Mr Holdsworth 71 Drift Road, Stamford PE9 1XB | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |
| 19/01/21 | 25/01/21 | S21/0107 | Erection of two storey side extension. Render finish to dwellings front elevation 17 Lyndon Way | Householder | Mr & Mrs Greene 17 Lyndon Way, Stamford PE9 2RT | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |
| 19/01/21 | 25/01/21 | S21/0112 | Re-working of existing bay window St Mary's Vaults, 19 St Mary's Street, Stamford PE9 2DG | Listed Building Consent | Mr Dave Courtney Samuel Smith's, The Old Brewery, High Street, Tadcaster LS24 9SB | No objection subject to neighbour's amenities being respected. Defer to SKDC Conservation Officer. Materials should be in keeping with the Stamford Conservation Area and Listed Building Regulations. Contractors to make good damage to verge or kerbing associated with this development. |
| 13/01/21 | 25/01/21 | S21/0079 | Proposed Replacement Dwelling Fourways, St Paul's Street | Full Planning Permission | Mr & Mrs Scarborough Fourways, St Paul's Street, Stamford PE9 2BQ | No objection subject to neighbour's amenities being respected. Materials should be in keeping with the Stamford Conservation Area, we query the use of mock Collyweston roof tiles in a Conservation Area. Contractors to make good damage to verge or kerbing associated with this development. |

| Date Valid | Date Received | Ref. No. | Proposed Development and Location | Type of Permission | Applicant and Address | Observations on Application |
|------------|---------------|-----------------|---|------------------------------|--|---|
| 25/01/21 | 27/01/21 | S21/0108 | Erection of single storey rear extension 5 Roxburgh Road, Stamford PE9 2XE | Householder | Mr Scott Lenton C/o The Agent, Mr Yan Boyfield, Why Bee Design, 2 Kings Road, Stamford PE9 1HD | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |
| 22/01/21 | 27/01/21 | S21/0085 | Erection of single and two storey side extensions, two storey front extensions and a veranda. External and internal alterations. Replacement of fencing with yew hedging Hodges Mill, Windmill Way, Stamford PE9 2RH | Householder | Mr & Mrs Brown & Graham C/o The Agent, Mr Robert Weighton, 33 King's Road, Stamford PE9 1HD | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |
| 19/01/21 | 28/01/21 | S21/0106 | Confirmation of compliance with condition 1 of S17/1335 Garage Site Belton Street / Tenter Lane, Stamford PE9 2EF <i>[Condition 1 Appeal Decision dated 29/01/18 - The development hereby permitted shall begin not later than three years from the date of this decision.]</i> | Compliance with Condition(s) | Mr John Steward Manor Barn, Manor Farm, High Field Road, Ashton Stamford PE9 3BA | <i>Previous comments S17/1335 01/08/17 - Previously S16/2229. Objections due to overdevelopment of the area with no provision for parking. Will be overlooked by Conservation Area which impacts on Heritage Assets. Defer to SKDC Case Officer</i> |
| 20/01/21 | 28/01/21 | S21/0137 | Erection of single and two storey rear extension 49 Little Casterton Road | Householder | Mr And Mrs Benstead 49 Little Casterton Road, Stamford PE9 1BX | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |
| 19/01/21 | 29/01/21 | S21/0110 | Erection of single storey rear extension 1 Dundee Drive | Householder | Mr & Mrs Simpson 1 Dundee Drive, Stamford PE9 2TR | No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. |

| Date Valid | Date Received | Ref. No. | Proposed Development and Location | Type of Permission | Applicant and Address | Observations on Application |
|------------|---------------|-----------------|---|--|---|--|
| 20/01/21 | 01/02/21 | S21/0138 | Pollard 2 x lime trees to within 3 metres 38 Christ Church Close | Tree Preservation Order | Mrs Vicky Buckman 38 Christ Church Close, Stamford PE9 1HS | Defer to SKDC Arboriculturist |
| 26/01/21 | 01/02/21 | S21/0146 | Discharge of Condition 9 (part ii) (Hard Landscaping) of permission S17/1331 Orchard Meadow, Uffington Road Stamford PE9 3AA | Discharge of Conditions (Planning) | Alysia Caring Luxury Care Homes South Gate Office Village, Block F, First Floor, 288 Chase Road, London N14 6HF | Defer to SKDC Case Officer |
| 27/01/21 | 01/02/21 | S21/0162 | Upgrade existing telecommunications installation including the removal of 2no. existing panel antenna and support structures to be replaced by 2no. panel antennas at 14.74m together with new supporting structures and ancillary development Telephone Exchange, Foundry Road, Stamford PE9 2PP | Prior Notification Part 16 Telecom | Cornerstone And Telefonica UK Ltd C/o The Agent, Mr Richard Morrison, Pegasus Planning Group Ltd, First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol BS32 4QL | Defer to SKDC Case Officer |
| 01/02/21 | 02/02/21 | S20/2002 | Removal and replacement of section of stone boundary wall at reduced height 8 Barn Hill, Stamford PE9 2AE | Householder | Mr John Story C/o The Agent, Mr Mark Porter, Specialist Stone Designs, Top House Farm, Main Street, Thistleton LE15 7RE | Objection. The wall is situated in the Medieval Core of the Stamford Conservation Area and should be replaced exactly to its original form and height . A reduced height is contrary to Policy EN6 Historic Environment, SKDC Local Plan. SKDC Stamford Conservation Appraisal 2011, 13.12 and Draft version state - ' The high stone boundary wall which encloses the northern end of the street to Scotgate is an important enclosing feature '. |

| Date Valid | Date Received | Ref. No. | Proposed Development and Location | Type of Permission | Applicant and Address | Observations on Application |
|------------|---------------|-----------------|--|-------------------------------|---|--|
| 29/01/21 | 02/02/21 | S21/0132 | Erection of single storey extensions to front and rear. Change driveway surface to gravel. 1 Constable Mews, Cliff Road | Householder | Ms Rachel Westcott 1 Constable Mews, Cliff Road, Stamford PE9 1JZ | Objection. The front extension will be a major change to the facade and unbalance the setting of the terrace of 3 dwellings with the extension extending beyond the original frontage line. Contrary to Policy DE1 (Promoting Good Quality Design) of SKDC Local Plan. |
| 01/02/21 | 08/02/21 | S21/0159 | Dormer loft conversion Charnwood, 76 Casterton Road | Lawful Development (Proposed) | Mr Kevin Saunders Charnwood, 76 Casterton Road, Stamford PE9 2UA | Defer to SKDC Case Officer |

These observations have been submitted under delegated powers and will be presented to Stamford Town Council for ratification at the scheduled meeting on 23 February 2021.

