

STAMFORD TOWN COUNCIL

**MINUTES OF THE PLANNING MEETING
HELD ON TUESDAY, 05 FEBRUARY 2019 AT 6.00PM
IN THE TOWN HALL, STAMFORD**

PRESENT Councillor Steve Carroll (Chairman)
Councillor Breda Griffin
Councillor David Dorson
Councillor Marion Pitt

ALSO PRESENT Town Clerk

611. APOLOGIES FOR ABSENCE (Agenda Point 1) - None

612. DECLARATION OF INTEREST (Agenda Point 2)

Cllr Carroll declared a Personal Interest in application S19/0041 as his son is enrolled at that school.

613. MINUTES (Agenda Point 3)

The Minutes of the Committee Meeting held on Tuesday, 08 January 2019 were confirmed and signed as a true record of the meeting.

614. PLANNING APPLICATIONS (Agenda Point 4)

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

615. CORRESPONDENCE (Agenda Point 5)

a. Notification of Peterborough Local Plan Examination – Proposed Main Modifications Consultation – It was noted that this had been circulated to all members of the Town Council for examination and comment by 20 February 2019.

b. SKDC Local Plan – The Town Clerk reminded the Committee that the SKDC Local Plan had been submitted to the Planning Inspectorate for examination. The Chairman Councillor Carroll confirmed that he was perusing the document.

c. LCC Statement of Community Involvement - It was noted that this had been circulated to all members of the Town Council for examination and comment by 04 March 2019.

d. Planning Application S18/2317 – Correspondence had been received from resident and this was consideration by the Committee when application was discussed.

e. Application S18/2128 – The Town Clerk informed the Committee of the recent communication from the Ward Councillor in respect of this application. This was considered when the application was discussed.

616. ANY OTHER BUSINESS (Agenda Point 6) None

617. DATE OF NEXT MEETING (Agenda Point 7) Tuesday, 05 March 2019 at 6.00pm.

Chairman

(The Meeting closed at 8.10pm)

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
17/01/2018	09/01/2019	S18/0057	Demolition of the existing dwelling and tattoo shop and proposed construction of a replacement dwelling 8 Barn Hill	Full Planning Permission - Amended Information	Mr & Mrs Story Matthias House Stibbington, Peterborough PE8 6LP	Stamford Town Council Planning Committee repeats its observations submitted in February 2018 - No objection to the application subject to the compliance with conservation area regulations. It should be noted the original building is part of the original Town Wall and there could be of archaeological interest.
17/12/2018	09/01/2019	S18/2320	Raise Lime trees (T1 & T2) to 4m 35 Empingham Road	Tree Preservation Order	Mrs Stella Morgan 35 Empingham Road, Stamford PE9 2RJ	It is noted that this application has been approved by SKDC 25/01/19. Stamford Town Council's Planning Committee defer this to the SKDC Arboriculturalist.
04/01/2019	09/01/2019	S19/0012	Reduce Apple tree (T1) and branches at 2m above ground level (Pollard) Rear of 18, St George's Square	Trees in CA - Section 211 Notice	Cecil Charitable Family Trust C/o Strutt & Parker, 5 South View, Tinwell Road, Stamford PE9 2BN	Stamford Town Council's Planning Committee defer this to the SKDC Arboriculturalist
03/01/2019	09/01/2019	S19/0015	Fell and remove Cypress (T1), Weeping Willow (T2) and Silver Birch (T3). Crown reduction of Willow (T4) Kings Mill, St Peter's Vale	Trees in CA - Section 211 Notice	Burghley House Preservation Trust Mr Peter Glassey, The Estate Office, 61 St Martins, Stamford PE9 2LQ	Stamford Town Council's Planning Committee defer this to the SKDC Arboriculturalist
12/12/2018	11/01/2019	S18/2303	Erection of single and two storey rear extension 11 Foxglove Road	Householder	Mrs Ella Bryan 11 Foxglove Road, Stamford PE9 4BW	No objection subject to neighbours' amenities being respected.
18/12/2018	11/01/2019	S18/2338	Erection of Garage/ Office/ Gym 68A Tinwell Road	Householder & Amended Information	Mr Nicholas Crowson 68A Tinwell Road, Stamford PE9 2SD	No objection subject to neighbours' amenities being respected and the garage not becoming a dwelling under change of use.

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
02/01/2019	11/01/2019	S18/2350	Internal alterations to convert 3 flats into 2 9 Ironmonger Street	Listed Building Consent	Mr Alex Pistolas Maiden Properties, 8 Sheepmarket, Stamford PE9 2QZ	No objections with the application subject to materials being sympathetic with the Conservation Area. Any alterations must comply with Listed Building Regulations and Article 4 Directive.
19/12/2018	14/01/2019	S18/2356	Erection of single storey extension 17 Luffenham Close	Householder	Mr & Mrs Penney 17 Luffenham Close, Stamford PE9 2SE	No objection subject to neighbours' amenities being respected.
19/12/2018	14/01/2019	S18/2388	Non-material amendment to planning approval S18/0030 53 Exeter Gardens	Non-material amendment (Householder)	Mrs Donna Dunseath 53 Exeter Gardens, Stamford, PE9 2RN	It is noted that this application has been approved by SKDC 16/01/19.
20/12/2019	14/01/2019	S18/2358	Approval of details reserved by Conditions 3 (new rear yard enclosure); 4 (joinery works) and 5 (samples of materials) of S17/1761. 4. Details of proposed joinery, fully boarded timber doors, elevation 1:20 timber door frame details 1:1 (17-563 (08)024 Door detail proposed.pdf) 5. List of materials samples: Bricks - Please find picture of approved brick on the meeting 19.12.2018 (Simon Harris - Ian Wright) The Otters Pocket, 20 All Saints Street	Discharge of Cond(s) Listed Building	Mr Chris Riddle The Otters Pocket, 20 All Saints Street, Stamford PE9 2PA	No objections; materials should be in keeping with the Conservation Area. Defer to the Conservation Officer
17/01/2019	23/01/2019	S19/0043	Change of use of existing store/workshop to form laundry George Hotel, 70 High Street	Full Planning Permission	Mr Lawrence Hoskins George Hotel, 70 High Street, St Martins, Stamford PE9 2LB	No objections to the change of use.

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
07/01/2019	16/01/2019	S19/0044	Alterations and works to facilitate change of use of existing store/workshop to form laundry George Hotel, 70 High Street	Listed Building Consent	Mr Lawrence Hoskins George Hotel, 70 High Street, St Martins, Stamford PE9 2LB	No objections subject to Listed Building Regulations and Article 4 Directive.
03/01/2019	17/01/2019	S19/0021	Erection of single storey extension 14 Hereward Place	Householder	Mr Slipper 12 North Road, Bourne PE10 9AP	There was insufficient information provided to comment on the application.
07/01/2019	17/01/2019	S19/0041	Installation of replacement ventilation ductwork, extraction fans and replacement windows Stamford School, St Paul's Street	Full Planning Permission	Mr A Rands Unit 10, Enterprise Court, Falcon Way, Eagle Business Park, Yaxley, Peterborough PE7 3GR	No objection to the application and should be referred to the Conservation Officer
10/01/2019	17/01/2019	S18/2317	Erection of two storey extensions to dwelling and alterations 10 Tinwell Road	Householder	Mr Matthew Rudkin 38 Sutherland Way, Stamford PE9 2TD	Strong objection to the proposed construction which will be overbearing, oppressive and compromise neighbours' amenities. The extension will significantly overshadow no.10a. It is noted that the neighbour has submitted his objection to the Planning Officer.
03/01/2019	17/01/2019	S19/0017	Alterations to existing side extension forming pitched roof, new door and erection of garden room Whincups Yard, Wothorpe Road	Householder	Mr Chris Royce Whincups Yard, Wothorpe Road, Stamford PE9 2JR	No objection to the application, subject to the materials being in keeping with the Conservation Area.
03/01/2019	18/01/2019	S19/0019	Listed building consent for alterations to existing side extension forming pitched roof, new door and erection of garden room Whincups Yard, Wothorpe Road	Listed Building Consent	Mr Chris Royce Whincups Yard, Wothorpe Road, Stamford PE9 2JR	No objection to the application, subject to the materials being in keeping with the Conservation Area and Listed Building Regulations.

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
08/01/2019	21/01/2019	S18/1993	Lawful Development Certificate (Proposed) for the erection of a single storey extension 52 East Street,	Lawful Development Proposed	Ms K Humphries-Allen 13 Conduit Road, Stamford PE9 1QQ	No objections subject to neighbours' amenities being respected.
18/01/2019	21/01/2019	S19/0110	Fell and treat trees adjacent No.12 New Street 12 New Street	Trees in CA - Section 211 Notice	Property Risk Inspection, Mrs Karen Firmin, 2 The Courtyards, Wyncolls Road, Colchester CO4 9PE	Refer to the SKDC Arboriculturalist
14/01/2019	21/01/2019	S19/0064	Redevelopment of former garage sites, to provide for 5no. affordable bungalows across 2 sites (west site: terrace of 3 dwellings, east site: semi-detached pair of dwellings) with associated accesses, car parking and landscaping Land off Trinity Road, Stamford	Full Planning Permission	South Kesteven District Council, Miss G Harte, Council Offices, St Peter's Hill, Grantham NG31 6PZ	Strong objection raised over the pressures on the constricted road system in this densely populated estate. The proposed development will create a serious impact on the existing infrastructure.
12/12/2018	22/01/2019	S18/2252	Erection of single storey rear extension 8 Priory Road	Householder	Mr Craig Lazenby 8 Priory Road, Stamford PE9 2ES	No objections subject to neighbours' amenities being respected.
22/01/2019	22/01/2019	S19/0134	Prune Beech tree (T1) to give up to 2m clearance of buildings and crown raise to 5m above road St Michael's Church Graveyard, 41-52 High Street	Trees in CA - Section 211 Notice	Mrs Mogg Town Hall, St Mary's Hill, Stamford PE9 2DR	No comment and refer this application to the SKDC Arboriculturalist.
14/01/2019	23/01/2019	S18/2373	Plot division, proposed new dwelling 26 Tinwell Road	Full Planning Permission	Mr & Mrs Dudley 26 Tinwell Road, Stamford PE9 2SD	No objections subject to neighbours' amenities being respected.

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
15/01/2019	23/01/2019	S19/0072	Conversion of barn/outbuildings to provide a meeting room and storage room 41-42 The Garden House, High Street, St Martins	Full Planning Permission	Mr Graham Starmer 32 Hardingstone Lane, Hardingstone, Northampton NN4 6DE	No objections to this application
15/01/2019	23/01/2019	S19/0073	Conversion of barn/outbuildings to provide a meeting room and storage room 41-42 The Garden House, High Street St Martins	Listed Building Consent	Mr Graham Starmer 32 Hardingstone Lane, Hardingstone Northampton NN4 6DE	No objections subject to Listed Building Regulations and Article 4 Directive. All materials must be sympathetic to the Conservation Area.
14/01/2019	29/01/2019	S19/0001	Discharge of Conditions S17/2220 Cummins Generator Technologies, Stamford Business Park, Ryhall Road	Discharge of Conditions (Planning)	Mr David Champion Cummins Generator Technologies Ltd Fountain Court, Lynch Wood, Peterborough PE2 6FZ	Defer this application to the Planning Officer
15/01/2019	29/01/2019	S19/0011	Non-material minor amendments to development originally approved through S17/2220 (new warehouse and office facility including car parking and service yard) to regularise changes made during construction Cummins Generator Technologies, Stamford Business Park, Ryhall Road	Non-material amendments	Mr David Champion Cummins Generator Technologies Ltd Fountain Court, Lynch Wood, Peterborough PE2 6FZ	Defer this application to the Planning Officer
24/01/2019	29/01/2019	S19/0156	Removal of a Walnut Tree 152 Empingham Road	Tree Preservation Order	Mr Malcolm Sandon 152 Empingham Road, Stamford PE9 2SZ	Defer this application to the SKDC Arboriculturalist

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
11/01/2019	29/01/2019	S19/0074	Section 73 application for the variation of condition 2 (Approved Plans) of planning approval S18/1607 to include new parapet wall 17 Stirling Road	Householder	Mr M Landin 17 Stirling Road, Stamford PE9 2XF	No objection to the application
21/01/2019	30/01/2019	S19/0059	Change signage from Martin & Co. to Whitegates, using like for like materials 9A St Mary's Street	Listed Building Consent	Mr Paul Warwick 9A St Mary's Street, Stamford PE9 2DE	No concerns raised on this application subject to compliance with shopfront guidelines.
21/01/2019	30/01/2019	S19/0060	Replacement signage to Whitegates 9A St Mary's Street	Advertisement Consent	Mr Paul Warwick 9A St Mary's Street, Stamford PE9 2DE	No objections to the proposed replacement signage.
21/01/2019	30/01/2019	S19/0127	Insertion of two windows on southern elevation Ostlers Cottage	Listed Building Consent	Mr Norman French Ostlers Cottage, 1-2 Watergate Stamford PE9 2YG	No objections subject to Listed Building Regulations.
17/01/2019	30/01/2019	S19/0092	Erection of single storey extension to the side and rear of the host dwelling and garage conversion 79 Arran Road	Householder	Mr & Mrs Willis 79 Arran Road, Stamford PE9 2XT	No objections subject to neighbours' amenities being respected.
24/01/2019	30/01/2019	S19/0159	Erection of a single storey dwelling 66 Rutland Road	Full Planning Permission	Mr & Mrs Kaye ETF Developments Ltd, 6 Old North Road, Wansford, Peterborough PE8 6LB	No objections subject to neighbours' amenities being respected.
24/01/2019	30/01/2019	S19/0069	Proposed internal works and external decoration 11 All Saints Place	Listed Building Consent	Mr Chris Riddle 11 All Saints Place, Stamford PE9 2AR	No objection subject to Listed Building Regulations and Article 4 Directive.

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
17/01/2019	31/01/2019	S19/0097	Erection of canopy, insertion of fenestration and alterations to dwelling 34 Station Road	Householder	Mr Green 34 Station Road, Stamford PE9 2WB	No objection subject to Article 4 Directive and all materials are sympathetic with the Street Scene.
18/01/2019	31/01/2019	S19/0101	Erection of single storey infill extension 4 Emlyns Street	Householder	Mr Steve Crane 4 Emlyns Street, Stamford PE9 1QP	No objection subject to neighbours' amenities being respected
18/01/2019	31/01/2019	S19/0099	Partial demolition, erection of extensions (three storey and single storey), external alterations and new boundary wall to North and South 4 Fox Dale	Householder	Mr A Bertrand 4 Fox Dale, Stamford PE9 2UZ	No objection but there was concern raised over the impact of the alterations on the Street Scene.
28/01/2019	01/02/2019	S19/0172	Erection of single storey extensions and alterations 51 Queens Walk	Householder	Mr I Defusto 51 Queens Walk, Stamford PE9 2QF	No objections subject to neighbours' amenities being respected.
28/01/2019	01/02/2019	S19/0171	Erection of two storey rear extension, single storey extension to frontage and alterations to dwelling 44 Radcliffe Road	Householder	Ms Alicia Mason 44 Radcliffe Road, Stamford PE9 1AU	No objections subject to neighbours' amenities being respected.

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
14/11/2018	30/01/2019	S18/2128	Demolition of existing dwelling and erection of replacement dwelling and detached garage 50 Exeter Gardens	Full Planning Permission - Amended Information	Mr Coulam 50 Exeter Gardens, Stamford PE9 2RN	The Planning Committee wish to repeat its strong objections to this development. There are concerns over the size, appearance and design of the proposal, which could have potential for the development to become another dwelling impacting on existing services and utilities. The amenities of residents in Tinwell Road should not be compromised. There are material concerns over highway safety on Tinwell Road Lane which is an unadopted road, accessing at either end on to Roman Bank and Exeter Gardens. Additional vehicle movements could lead to an excessive nuisance factor for residents. To avoid setting a precedent a condition should be applied that the erection of the outbuilding, is not converted into a household dwelling at any time. Stamford Planning Committee has received objections from neighbouring residents who were not notified, and no notice was on display regarding this application. The Town Council are aware of the on-going discussions to resolve the concerns of neighbouring residents.
These observations have been submitted under delegated powers and will be presented to Stamford Town Council for ratification at the scheduled meeting on 26 February 2019.						