



Stamford
Town Council

TO ALL MEMBERS OF THE PLANNING COMMITTEE

Town Mayor Kelham Cooke (Ex Officio)
Cllr Barry Devereux (Chair)
Cllr Rhea Rayside (Vice Chair)
Cllr Lisa Brewin
Cllr Jon Lott
Cllr Anna Wotherspoon
Cllr Peter Copley

PLANNING COMMITTEE MEETING OF THE TOWN COUNCIL You are summoned to a meeting of the **Planning Committee** for the transaction of the business shown on the agenda below. To be held at 6.30pm on **MONDAY 3rd February 2025** in the Malcolm Sargent Room, Town Hall, Stamford. The meeting will also be hosted online. Public, press and non-committee members, join on your computer or mobile app using the following link in [Microsoft Teams](#).

Mrs Sarah Dorson
Proper Officer –Town Clerk
Wednesday, 18 December 2024

Public Participation: The Chairman will invite members of the public to present their questions, statements, or petitions. The public participation period will be limited to **fifteen minutes** in total, with each speaker allowed a maximum of **three minutes** to address the meeting. Assisted access is available.

Members are reminded of their responsibilities under the [Code of Conduct](#) and [Standing Orders](#). The Council has a duty to consider the following matters in exercising its functions: Equal Opportunities (including race, gender, sexual orientation, marital status, religion, belief, or disability), Crime & Disorder, Health & Safety, and Human Rights.

The 7 principles of public life

Selflessness, Integrity, Objectivity, Accountability, Openness, Honesty and Leadership
([Committee on Standards in Public Life, 1995](#))

PLANNING COMMITTEE A G E N D A

Public Participation:

Recommendation

The reports are to be received, and any significant points should be identified for discussion at future Council or committee meetings or for action by the Council's officers.

1. Apologies – To receive and consider for acceptance

The Council (including its committees) must approve (or reject) the reasons provided for apologies from absent councillors. If a council member fails to attend a meeting of the council (or its committees) for six consecutive months, without submitting apologies that are accepted by the council (or committee), they will be disqualified from office.

Recommendation

To approve or reject the reasons provided for apologies from absent councillors.

2. To receive any Declarations of Interests and Requests for Dispensation

Members and Officers are reminded of their obligation to declare any interests in accordance with the Code of Conduct adopted in May 2024. The Clerk will report any dispensation requests received.

If a matter arises during the meeting that relates to a councillor's interest, the councillor is responsible for declaring that interest in accordance with the adopted Code of Conduct.

3. Confirmation of Minutes

To sign the minutes of the last meeting.

4. To consider responses to Planning Applications

Reason for Recommendation

To fulfil the Council's responsibility and exercise its views as a Statutory Consultee. (Town and Country Planning Act, 1990 sch.1 para.8).

Summary

Planning applications listed below have been received and require comments to be submitted to the Local Planning Authority. Prior to the meeting, members are urged to view the planning application using the link below and to visit the site to understand local context. (Town and Country Planning Act, 1990 sch.1 para.8).

Details of planning applications validated can be found at the SKDC website link provided - <http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/>



Recommendation

That the Committee provides its response on the listed planning applications and considers responses to applications received without notice, in the form of Support or Objection with supporting reasons. Delegate to the Officer all details in discharging this decision.

Scheme of Delegation

The Committee has delegation to comment on planning applications received from the local planning authority. Delegated powers are to be given to the Officer to comment on planning applications after consultation with members of the Planning Committee.

Legal Authority and Implication

The Town Council is a consultee but does not have the authority to determine planning applications. The Council has the power to be notified of planning applications affecting the Council's area and to comment (Town and Country Planning Act, 1990 sch.1 para.8).

Additional Information

As part of Stamford Town Council's response to planning proposals it needs to give material planning reason for its comments, be they of support or objection. Simply stating 'No Objection' or 'Support' is insufficient as there is a requirement to give the reasons for that decision.

Material Planning Reasons

Biodiversity	Impact on Access
Local or Government Policy	Traffic or Highways
Noise/Disturbance	Road Safety
Parking	Residential Amenity
Overlooking/Loss of Privacy	Heritage
Landscape	Height
Impact on Light	Flooding Issues
Design	Economic Benefits
Effect on the Appearance of the Area	

To assist here are a few examples as to how you might word something to give material planning reason for your thoughts.

House Extension	No Objection - as limited impact on amenity of neighbouring property Objection as will have detrimental impact on neighbouring property.
New dwelling	Support, design is in keeping with locality Objection as design is not in keeping with local area.
Vehicular access	Support, will have no impact on road safety given proposed visibility splays or Objection as visibility is poor in this location and traffic speeds are high.

5. Other urgent matters for consideration

- i) Stamford Neighbourhood Plan

6. Correspondence received

7. Closure

To close proceedings and confirm the date of the next meeting scheduled – Monday, 03 March 2025 at 6.30pm.



Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address
16/12/24	10/01/25	S24/2167	Submission of details reserved by condition 3 (Roof Materials) and 4 (Window Details) of planning permission S24/0364 4 Cornstall Buildings, Stamford, Lincolnshire, PE9 2HW	Discharge of Conditions (Planning)	Suzanne Arculus 4 Cornstall Buildings, Stamford, Lincolnshire, PE9 2HW
30/12/24	10/01/25	S24/2223	Conversion of garage to extend existing bedroom and form ensuite 10 Ermine Close, Stamford, Lincolnshire, PE9 2XW	Lawful Development (Proposed)	Mr & Mrs Gowers 10 Ermine Close, Stamford, Lincolnshire, PE9 2XW
23/12/24	13/01/25	S24/2208	Existing shopfront facade retained, made good and repainted. With new lettering installed above the entrance, new projecting sign and hand painted building number to the right hand side of the shopfront fascia panel Qs, 6 High Street Stamford Lincolnshire PE9 2AL	Advertisement Consent	Hilary Palmer Mint Velvet, St John's Place, Easton Street, High Wycombe HP11 1NL
23/12/24	10/01/25	S24/2209	Existing shopfront facade retained, made good and repainted. With new lettering installed above the entrance, new projecting sign and hand painted building number to the right hand side of the shopfront fascia panel Qs, 6 High Street, Stamford, Lincolnshire, PE9 2AL	Listed Building Consent	Hilary Palmer Mint Velvet, St John's Place, Easton Street, High Wycombe HP11 1NL
09/01/25	13/01/25	S24/2198	Outline application for up to 268 residential dwellings (Use Class C3), up to 80 bed care home (Use Class C2), local centre, and public open space with associated access, landscaping, drainage and infrastructure (Access for approval only) Land At Exeter Fields, Stamford	Outline Planning Permission	Jack Dickinson Nexus Planning, One Express 1 George Leigh Street Manchester M4 5DL



18/12/24	20/01/25	S24/2176	Construction of refuse store for Black Bull and Stamford Walk residents, construction of planters, railings and trellis to form private space for Black Bull residential development and resurfacing existing courtyard Stamford Walk St Mary's Street Stamford Lincolnshire PE9 2JE	Full Planning Permission	Alex Duce The Abbey Group Development Company Ltd 11 Ironmonger Street Stamford PE9 1PL
27/12/24	20/01/25	S24/2224	Lawful development certificate proposed for laying of underground services relating to non-adopted below ground drainage infrastructure for the site, to establish that the proposed works will formally implement the permission S19/1475 in accordance with the definition of commencement of development under Section 56 of the Town and Country Planning Act (1990) Land Off Cherryholt Road Stamford PE9 2EP	Lawful Development (Proposed)	Cecil Estate Family Trust C/O Strutt And Parker 1 Cambridge Square Cambridge CB4 0AE
03/01/25	20/01/25	S25/0011	Reduce height of Sycamore tree (T1) by ~2.5m and reduce lateral spread by 1.5m 24 Station Road Stamford Lincolnshire PE9 2WB	Trees in CA - Section 211 Notice	Armstrong 24 Station Road Stamford Lincolnshire PE9 2WB
22/01/25	23/01/25	S25/0017	Replacement timber windows / stone sections to existing bay window St Mary's Vaults, 19 St Mary's Street, Stamford, Lincolnshire, PE9 2DG	Full Planning Permission	Mr Phil Gardiner Samual Smith, The Old Brewery High Street, Tadcaster LS24 9SB
22/01/25	23/01/25	S25/0018	Replacement timber windows / stone sections to existing bay window St Mary's Vaults, 19 St Mary's Street, Stamford, Lincolnshire, PE9 2DG	Listed Building Consent	Mr Phil Gardiner Samual Smith, The Old Brewery High Street, Tadcaster LS24 9SB



15/01/25	23/01/25	S25/0077	Section 211 Notice for reduction of Cherry Tree (T1) to previous pruning points, reduce 2.no Ash Trees and 1.no Sycamore Tree (G1) to old pruning points and shape the sides and the cutting back of Acacia Tree (T2) by 2 metres to clear street light Woodstock, 40 Tinwell Road, Stamford, Lincolnshire, PE9 2SD	Trees in CA - Section 211 Notice	Mr Ian Moss Woodstock, 40 Tinwell Road, Stamford, Lincolnshire, PE9 2SD
10/01/25	24/01/25	S25/0044	Removal of two existing condensing units and the installation of three new condensing units on the roof plant area of the existing M&S Simply Food store 41 High Street Stamford, Lincolnshire PE9 2BD	Full Planning Permission	Marks And Spencer PLC c/o the Agent Mr Matthew Madden Iceni Projects, Da Vinci House, 44 Saffron Hill, London EC1N 8FH
10/01/25	24/01/25	S25/0045	Removal of two existing condensing units and the installation of three new condensing units on the roof plant area of the existing M&S Simply Food store 41 High Street Stamford, Lincolnshire, PE9 2BD	Listed Building Consent	Marks And Spencer PLC c/o the Agent Mr Matthew Madden Iceni Projects, Da Vinci House, 44 Saffron Hill, London EC1N 8FH
02/01/25	27/01/25	S24/1987	Demolition of scout hut building and construction of 1 block of 6x 1 bedroom apartments and 2x semi-detached 3 bedroom houses 2nd Stamford (Town) Scout Group Land Off Drift Avenue Stamford PE9 1YJ	Full Planning Permission	2nd Stamford (Town) Scout Group Scout HQ Empingham Road Stamford Lincolnshire PE9 2RJ
21/01/25	28/01/25	S25/0104	Demolition of existing front extension and erection of new two storey front extension and single storey side extension with roof terrace The Hayloft, 6 Watergate, Stamford, PE9 2YG	Household er	Mr Z Sennett The Hayloft, 6 Watergate, Stamford, Lincolnshire, PE9 2YG
21/01/25	28/01/25	S25/0108	Demolition of existing front extension and erection of new two storey front extension and single storey side extension with roof terrace The Hayloft, 6 Watergate, Stamford, PE9 2YG	Listed Building Consent	Mr Z Sennett The Hayloft, 6 Watergate, Stamford, Lincolnshire, PE9 2YG

