



## 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 7<sup>th</sup> April 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  
Tuesday, 01 April 2025

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**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**

## **6. Correspondence received**

## **7. Closure**

To close proceedings and confirm the date of the next meeting scheduled – Monday, 12 May 2025 at 6.30pm.



Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address
03/03/25	04/03/25	<b>S25/0190</b>	Fell Corsican Pine tree Windmill House, 49 Casterton Road, Stamford, Lincolnshire, PE9 2UA	Works to TPO Tree(s)	Mr Robert Ogden 41 Swallow Hill House, Swallow Hill, Thurlby, Bourne PE10 0JD
03/03/25	04/03/25	<b>S25/0172</b>	Section 73 Application for variation of condition 2 (Approved Plans) of planning permission reference S23/0459 39 St Mary's Street, Stamford, Lincolnshire, PE9 2DS	Full Planning Permission	Croft Commercial Developments Ltd 11a Ironmonger Street Stamford PE9 1PL
18/02/25	04/03/25	<b>S25/0101</b>	Section 73 application to vary condition 2 (approved plans) of S24/0244 (Erection of a new building within the Stamford and Rutland Hospital campus to accommodate clinical accommodation, with new plant at roof level and associated landscaping works) Stamford And Rutland Hospital, Ryhall Road, Stamford, Lincolnshire, PE9 1UA	Full Planning Permission (Major)	North West Anglia NHS Foundation Trust Hinchingsbrooke Hospital Hinchingsbrooke Park Road Huntingdon Cambridgeshire PE29 6NT
20/02/25	05/03/25	<b>S25/0308</b>	Single storey extension to side of property 81 Caithness Road, Stamford, Lincolnshire, PE9 2TP	Householder	Mr & Mrs Alun Thomas 81 Caithness Road, Stamford, Lincolnshire, PE9 2TP
20/02/25	05/03/25	<b>S25/0303</b>	Infill of existing First Floor Balcony to enlarge Master Bedroom 6 Beverley Gardens, Stamford, Lincolnshire, PE9 2UD	Householder	Mr Mark Goodacre 6 Beverley Gardens, Stamford, Lincolnshire, PE9 2UD
21/02/25	05/03/25	<b>S25/0316</b>	Single storey rear extension 38 Waverley Gardens, Stamford, Lincolnshire, PE9 1BH	Householder	Mr Craig Hawksworth 38 Waverley Gardens, Stamford, Lincolnshire, PE9 1BH



25/02/25	05/03/25	<b>S25/0335</b>	Section 73 application to vary condition 2 (approved plans) of planning permission S23/0726 (Demolition of conservatory and erection of rear single storey extension, external alterations including front porch, window replacement and render to front and rear elevations and erection of timber shed/garden room) 69 Conduit Road, Stamford, Lincolnshire, PE9 1QL	Householder	Helena Lewis 69 Conduit Road, Stamford, Lincolnshire, PE9 1QL
26/02/25	06/03/25	<b>S25/0337</b>	Proposed single storey side extension and two storey rear extension 17 Perth Road, Stamford, Lincolnshire, PE9 2TX	Householder	Mr & Mrs Robertson 17 Perth Road, Stamford, Lincolnshire, PE9 2TX
21/02/25	06/03/25	<b>S25/0311</b>	Demolition of existing dwelling and construction of replacement two storey dwelling. New pitched roof to garage and new outbuilding for use as a store with toilet. Including associated external works Hodges Mill, Windmill Way, Stamford, Lincolnshire, PE9 2RH	Full Planning Permission	Mr & Mrs P Brown C/o the Agent PDG Architects Ltd 1 Eaglesthorpe Barns Eaglesthorpe, Warmington Peterborough PE8 6TJ
27/02/25	07/03/25	<b>S25/0350</b>	Proposed first floor extension above existing flat roof entrance hall and garage. Proposed pitched roof to replace flat roof to remaining part of garage. Proposed lean-to canopy porch. Conversion of garage to home gym 126 Casterton Road, Stamford, Lincolnshire, PE9 2UQ	Householder	Mr & Mrs Walker 126 Casterton Road, Stamford, Lincolnshire, PE9 2UQ
28/02/25	10/03/25	<b>S25/0356</b>	Two storey with attic space side extension Highgate House 1 St Michael's Fields Stamford Lincolnshire PE9 2GB	Householder	Mr & Mrs C Clark 1 Highgate House St Michael's Fields Stamford Lincolnshire PE9 2GB



28/02/25	10/03/25	<b>S25/0357</b>	Submission of details reserved by condition 3 (proposed joinery works) of planning permission S22/1561 (Proposed replacement windows including 2no. new conservation roof lights) 23 St Leonard's Street Stamford Lincolnshire PE9 2HL	Discharge of Cond(s) Listed Building	Mr Alex Way 23 -24 St Leonards Street Stamford Lincolnshire PE9 2HL
04/03/25	11/03/25	<b>S25/0372</b>	Removal of dead tree Brooks Court, Bath Row, Stamford, Lincolnshire, PE9 2QX	Trees in CA - Section 211 Notice	Lucy Carroll Brooks Court, Bath Row, Stamford, Lincolnshire, PE9 2QX
06/03/25	13/03/25	<b>S25/0397</b>	Single storey front porch extension 161 Ryhall Road, Stamford, Lincolnshire, PE9 1UL	Householder	Mr Jamie Wzietek 161 Ryhall Road, Stamford, Lincolnshire, PE9 1UL
03/03/25	17/03/25	<b>S25/0339</b>	Submission of details reserved by Condition 3 (windows) of planning permission S22/1476 (Listed building consent for internal and external alterations including replacement windows and removal of part of two internal ground floor walls) 2 Exeter Court Stamford Lincolnshire PE9 2PF	Discharge of Cond(s) Listed Building	A Osborne-Smith 2 Exeter Court Stamford Lincolnshire PE9 2PF
11/03/25	17/03/25	<b>S25/0348</b>	Application for a Certificate of Lawful Development regarding the erection of a single storey front porch 11 Bradshaw Close Stamford Lincolnshire PE9 2NH	Lawful Development (Proposed)	Mr Richard Griffiths 11 Bradshaw Close Stamford Lincolnshire PE9 2NH
06/03/25	17/03/25	<b>S25/0386</b>	Section 211 Notice for removal of Cherry Tree (T1) 2 St Peter's Street Stamford Lincolnshire PE9 2PQ	Trees in CA - Section 211 Notice	Long Sam Trimmer Tree Services 2 St Peter's Street Stamford Lincolnshire PE9 2PQ
07/03/25	17/03/25	<b>S25/0400</b>	Construction of open porch to front of property Holly Lodge 4 Little Casterton Road Stamford Lincolnshire PE9 1BE	Householder	Mr and Mrs Eacott 4 Holly Lodge Little Casterton Road Stamford Lincolnshire PE9 1BE



10/03/25	17/03/25	<b>S25/0405</b>	Single storey rear extension and two storey front extension 6 Rock House Gardens, Radcliffe Road Stamford Lincolnshire PE9 1AS	Householder	Mr & Mrs Ben and Briony Cheeseman 6 Rock House Gardens Radcliffe Road Stamford Lincolnshire PE9 1AS
17/03/25	18/03/25	<b>S25/0214</b>	Re-insertion of window on the front of the house (left side) at street level for the basement kitchen 6 St Peter's Hill, Stamford, Lincolnshire, PE9 2PE	Listed Building Consent	Samantha Tinton 6 St Peter's Hill, Stamford, Lincolnshire, PE9 2PE
10/03/25	31/03/25	<b>S25/0415</b>	The careful deconstruction of an existing retaining wall and reconstruction of the wall 1 Broad Street, Stamford, Lincolnshire, PE9 1PD	Full Planning Permission	Mrs Mike Thurlby C/O The Crown, 6 All Saints Place Stamford PE9 2AG
14/02/25	18/03/25	<b>S25/0268</b>	Deconstruction of an existing retaining wall and reconstruction of the wall 1 Broad Street, Stamford, Lincolnshire, PE9 1PD	Listed Building Consent	Mr Mike Thurlby C/O The Crown, 6 All Saints Place Stamford PE9 2AG
13/03/25	20/03/25	<b>S25/0438</b>	Proposed 2-storey side and single storey rear extension and internal alterations 45 Drift Avenue, Stamford, Lincolnshire, PE9 1UY	Householder	Mr Reece Powell 45 Drift Avenue, Stamford, Lincolnshire, PE9 1UY
17/03/25	20/03/25	<b>S25/0458</b>	Change of use of land to residential garden 36 Gainsborough Road, Stamford, Lincolnshire, PE9 1DH	Full Planning Permission	Mr Christopher Needham 36 Gainsborough Road, Stamford, Lincolnshire, PE9 1DH
13/03/25	24/03/25	<b>S25/0447</b>	Proposed single-storey rear extension to dwelling and external alterations to dwelling 16 Exeter Gardens Stamford PE9 2RN	Householder	Mr & Mrs McCarthy 16 Exeter Gardens Stamford Lincolnshire PE9 2RN
14/03/25	24/03/25	<b>S25/0457</b>	Retrospective listed building application for structural work, replastering and replacement garden gate 4 Rock Terrace Scotgate Stamford PE9 2YJ	Listed Building Consent	Ms A Windsor 4 Rock Terrace Scotgate Stamford Lincolnshire PE9 2YJ



10/03/25	25/03/25	<b>S25/0417</b>	Proposed single storey rear extension and replacement doors and windows 2 Albert Road, Stamford, Lincolnshire, PE9 2EA	Householder	Miss Miskell 2 Albert Road, Stamford, Lincolnshire, PE9 2EA
21/03/25	26/03/25	<b>S25/0444</b>	Proposed garage conversion including internal and external alterations 39 Arran Road, Stamford, Lincolnshire, PE9 2XP	Householder	Mr Jeremy Tomlinson 39 Arran Road, Stamford, Lincolnshire, PE9 2XP
24/02/25	28/03/25	<b>S25/0231</b>	Decoration works to shopfront window frames 4 St Paul's Street, Stamford, Lincolnshire, PE9 2BE	Listed Building Consent - AMENDED INFORMATION	Mr Alex Yates Virgin Media O2, 300 Hawthorne Avenue, Hull HU3 5LL
27/03/25	31/03/25	<b>S25/0511</b>	To repaint the shop front (Bay window and front door) to another colour 6 St Mary's Street, Stamford, Lincolnshire, PE9 2DE	Listed Building Consent	Mr Edward Hoare The Ruff and Tumble Dog Company Ltd, 6 St Mary's Street, Stamford, Lincolnshire, PE9 2DE
21/03/25	31/03/25	<b>S25/0516</b>	Submission of details reserved by conditions 4 (joinery) of planning permission S24/1067 - External alterations to dwelling including replacement windows and doors, erection of first floor balcony area following removal of existing balcony Scotneys Barn, 5 Scotneys Place, Bath Row Stamford Lincolnshire PE9 2HQ	Discharge of Cond(s) Listed Building	Mr Innes Alexander Scotneys Barn, 5 Scotneys Place Bath Row, Stamford Lincolnshire PE9 2HQ
17/03/25	31/03/25	<b>S25/0475</b>	Proposed temporary glazed enclosure for the winter months on the footprint of the existing canopies 1 Sheep Market, Stamford, Lincolnshire, PE9 2QZ	Listed Building Consent	Mr M Note Pizza Da Mario 1 Sheep Market, Stamford, Lincolnshire, PE9 2QZ

