

STAMFORD TOWN COUNCIL

**MINUTES OF THE PLANNING MEETING
HELD ON TUESDAY, 01 MARCH 2022 AT 6.00PM
AT TOWN HALL**

PRESENT

Councillor Gloria Johnson (Mayor)
Councillor Shaun Ford (Chairman)
Councillor Stephen Doyle (Vice Chairman)
Councillor Angela Carter-Begbie (6.06pm)
Councillor Elaine Hooper

ALSO PRESENT

Richard Tracey (Administration Officer)

589. TO RECEIVE ANY PUBLIC REPRESENTATION IN RESPECT OF BUSINESS ON THE AGENDA

Nothing to report

590. APOLOGIES AND REASONS FOR ABSENCE

Councillor Steve Carroll submitted his reasons for absence. The reasons were noted and accepted.

591. DECLARATION OF INTEREST

Nothing to report

592. MINUTES

The Minutes of the Committee Meeting held on Tuesday, 01 February 2022 were confirmed and signed as a true record of the meeting.

593. TO RECEIVE UPDATE ON ANY ACTIONS RELATING TO PLANNING BUSINESS

- a. The Chairman is to submit his Planning report to the Town Clerk by 14 March 2022 for inclusion in the Annual Town meeting.
- b. *Continual parking at Alexandra Road on verge causing deep and muddy tracks* – This issue was originally reported on the Fix My Street website by a resident which is causing extreme damage, blocked footpaths and illegal parking. The issue was closed by LCC Highways and was showing as ‘fixed’ but a resident has recently sent in photos of the site which show the problem still exists. Councillor Johnson recommended that the issue is reported to Councillor Kelham Cooke, County Councillor (East Division). *Action: Administration Officer*
- c. *Request to Rutland County Council to extend 30mph speed limit zone in respect of Little Casterton Road* – the Administration Officer reported that a request has been submitted to Rutland County Council to have the 30mph speed limit zone at Little Casterton Road extended further into Rutland so that traffic is slowed prior to entering the built-up area in Stamford, especially at the Fitzwilliam Road junction. A request has also been submitted to LCC Highways for hazard lines, as well as extra speed signs which will be erected by the Town Council.

- d. *Enforcement issues* – The SKDC Enforcement Officer has reported that the illuminated barber’s pole in the window at Boss Cuts, 40 High Street, Stamford is unauthorized under Schedule 1, Class 1 of the Advertisement Regulations 2007, and he has sent a letter to the business to instruct its removal (Ref. ENF22/0022). The Enforcement Officer also reported that the stripping of the render from the outside of 11 St Paul’s Street, Stamford requires Listed Building consent, the deadline for which is the 15 March 2022 (Ref. ENF22/0027).
- e. *Red Lion Square road closures Summer 2022* – the Administration Officer reported that the scheme for road closures for the repair of the surface of Red Lion Square had been issued by LCC Highways. The access to Broad Street and the market would be a problem and Councillor Johnson commented that she would speak with Councillor Kelham Cooke, County Councillor (East Division) regarding the matter. Councillor Ford asked Councillor Doyle if he could contact LCC Highways regarding temporary access via Crown Street. *Action Cllr Doyle*
- f. *Elizabeth Road flats, Planning Application S21/2328* – Councillor Johnson commented that parking had always been an issue at this site but that SKDC have approved the application at the Planning Committee on 23 February 2022.

594. PLANNING APPLICATIONS RECEIVED FROM SOUTH KESTEVEN DISTRICT COUNCIL (ATTACHED)

595. ANY CORRESPONDENCE OR URGENT BUSINESS RELATING TO PLANNING FOR CONSIDERATION

- a. *McCarthy Stone proposal for 43 Retirement apartments at Land off Priory Road, Stamford* - Councillor Ford reported that McCarthy Stone had given an online presentation of these proposals. The development is planned to be sited at the Priory Autos site, with views of St Leonard’s Priory itself, which the contractor reported will be blocked by trees. Councillor Doyle commented that more retirement apartments were not required as a large retirement complex had already been built on Uffington Road. The contractor had reported that there would be less need for doctors facilities in the town as this service would be onsite. Councillor Johnson commented that vehicular and pedestrian access to the site was not good and that Stamford didn’t require any more retirement homes. Councillor Doyle commented that the site was land locked. Councillor Hooper commented that the proposal would cause even more traffic congestion as access is proposed onto the Uffington Road roundabout. Councillor Ford commented that the plans were still at the pre-application stage and the application had not yet been submitted.
- b. *Draft Ketton and Tinwell (Joint) Neighbourhood Plan* – Councillors were informed that the formal consultation for this plan will run from 04 February 2022 until midnight on 18 March 2022 and that comments were invited from statutory bodies and other interested parties during this period. Documents can be viewed on the Ketton Parish Council website and also hard copies are available. *Noted by Members and comments will be formulated by the Chairman. Action: Cllr Ford*
- c. *Traffic Regulation Order request from resident on Roman Bank, Stamford* – A request from a resident had been received for a TRO to be implemented on Roman Bank to prevent on street parking for people working and visiting the town. These cars cause an obstruction for buses and are becoming a danger for those crossing, turning out of driveways and those turning left from Tinwell Road into Roman

Bank. A yellow line on one side will give free access to buses and clear visibility for residents reversing from driveways. The Chairman submitted the request to Councillor R Cleaver, County Councillor (Stamford West) who replied that work was already in hand to place parking restrictions on the corners of the junction between Roman Bank and Tinwell Road for safety reasons and that width restrictions caused by parked cars would be a very effective way of limiting speeding - which is a problem recognised by many Roman Bank residents as it is such a long straight road. He continued that there is a shortage of free on-street parking in Stamford reducing it further it would not help the situation, given that restrictions are already planned for nearby Rutland Terrace, any further loss of unrestricted parking spaces would simply make problems worse for the residents of West Street Gardens and Queens Walk. Councillor Ford commented that he has advised the resident to provide a collective response from neighbours and to resubmit the request.

- d. *Bus Station car parking* – The Administration Officer reported that a concerned bus driver had sent an email with photos to show 12 unauthorised vehicles parked at the Bus Station which, aside from creating major hazards for both authorised users and pedestrians, limits the space available for authorised users. He commented that the 12 unauthorised vehicles should be using public car parks that generate revenue for the council and that some of these vehicles are parked in the Bus Station daily and stay all day. The issue was forwarded to SKDC who responded that they are looking into possible enforcement measures for the Bus Station at the present time.
- e. *Land at Quarry Farm, Old Great North Road, Little Casterton, Rutland - Outline Application for residential development (up to 650 dwellings) a local centre (up to 3000 sqm of gross floor space for uses within Class E (a-g) and F2(a) and F2(b)), open space including a country park, access, drainage and landscaping, Reference 2022/0227/MAO* – The Administration Officer reported that the consultation for the above development had been received on 01 March 2022 and that comments were invited from interested parties by 22 March 2022. He reported that he had requested an extension of time for comments until 06 April 2022 to include the next Planning meeting as this was such an important application, but had not yet had a reply. Councillor Ford commented that response will be formulated and that the 650 house allocation will not go to SKDC but Rutland County Council. Councillor Johnson suggested that the matter should be posted in the Stamford Mercury so that residents get a chance to comment. Councillor Doyle suggested that the release date of the application was strategic to give no time for a consolidated response. Councillor Johnson said that the main objection is that when built, Stamford itself will get no infrastructure in the town to support the development. Councillor Carter-Begbie commented that flooding would be an issue due to being on a flood plain.
- f. *Horseshoe Lane uneven paving slabs* – Councillor Hooper reported that the paving slabs on Horseshoe Lane were still an issue being loose and uneven and a danger to pedestrians, those with pushchairs and the disabled. She continued that the Mid Lent Fair will soon take place at the end of March with a considerably large footfall and that continual repairs have not been sufficient to solve the problem. The Administration Officer reported that a letter be sent to Councillor R Cleaver, County Councillor (Stamford West). *Action: Administration Officer.*
- g. *Traffic Light sequence Water Street, Stamford* – The Administration Officer reported that an email from a resident had been received via Councillor Hooper

asking to support the proposal to make the current temporary traffic light sequence on Water Street permanent. They commented that the current arrangement with Station Road and Water Street having separate green lights has improved traffic flow along Water Street without impinging on the flow of traffic from other directions. They also said that in the near future traffic in Water Street will only increase with the imminent redevelopment of the former Cummins site. It was agreed that the Committee should support the resident's proposal and a letter sent to LCC Highways via Councillor Kelham Cooke, County Councillor (East Division). *Action: Administration Officer.*

596. **DATE OF NEXT MEETING** Tuesday, 05 April 2022 at 6.00pm.

Chairman

(The Meeting closed at 7.41pm)

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
20/01/22	31/01/22	S22/0117	Non Material Amendment to S20/0858 - Use grey-blue slate for the roof in place of rosemary clay tiles 67 Exeter Gardens, Stamford PE9 2SA	Non-material amendments	Mr Michael Bullard 6 Crocket Lane, Empingham, Oakham LE15 8PW	<i>Application already approved 17/02/22 by SKDC prior to Planning Committee meeting.</i>
24/01/22	28/01/22	S22/0147	Rendering gable to eastern elevation 11 St Leonard's Street Stamford PE9 2HN	Listed Building Consent	Mr David Heeley 11 St Leonard's Street, Stamford PE9 2HN	No objection subject to Conservation and Listed Building Regulations being adhered to. Colour of render should match that of the render on the building frontage.
07/02/22	09/02/22	S22/0242	Rendering gable to eastern elevation 11 St Leonards Street, Stamford PE9 2HN	Householder	Mr David Heeley 11 St Leonard's Street, Stamford PE9 2HN	No objection. Render colour should match that of the render on the building frontage.
26/01/22	28/01/22	S22/0165	Installation of illuminated and non illuminated fascia signs, totem signs and window signage Currys, Unit 3, Stamford Retail Park, Ryhall Road, Stamford PE9 1TX	Advertisement Consent	Hyde Currys Group, 1 Portal Way, North Acton, London W3 6RS	No objection
27/01/22	28/01/22	S22/0173	Submission of details reserved by Condition 3 (Written Scheme of Investigation) of S21/0938 (Erection of 200 dwellings with associated infrastructure and landscaping) Land To The North Of Uffington Road, Stamford PE19 1TX	Discharge of Conditions (Planning)	Mr Goodwin Vistry Partnerships, 3 Smith Way, Grove Park, Enderby, Leicester LE19 1SX	<i>Application already approved 22/02/22 by SKDC prior to Planning Committee meeting.</i>
21/01/22	02/01/22	S22/0127	Erection of dwelling house (C3) to replace single storey showroom (Use E) 12 St Leonard's Street, Stamford PE9 2HN	Full Planning Permission	Mr and Mrs Mark Stanhope 15 St Leonard's Street, Stamford PE9 2HN	No objection subject to neighbours' 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
27/01/22	02/01/22	S22/0178	To replace 8 wooden windows with new wooden windows The Boathouse, Elm Street, Stamford PE9 1QF	Listed Building Consent	Mrs Corinne Sinker The Boathouse, Elm Street, Stamford PE9 1QF	Casements should be in timber and flush fitting not raised as proposed. Defer to SKDC Conservation Officer.
28/01/22	03/02/22	S22/0181	Erection of a side extension and garage building 56 High Street, St Martins, Stamford PE9 2LA	Householder	Blythe 56 High Street, St Martins, Stamford PE9 2LA	Objection. Important Grade II listed house with sensitively designed later additions to rear. Rear elevation is currently charming, proportionate and in keeping with conservation area. Proposed extension is generically modern and bland, detracting from the heritage environment contrary to SKDC Local Plan Policy DE1 (Promoting Good Quality Design).
28/01/22	03/02/22	S22/0182	Erection of a side extension and garage building 56 High Street, St Martins, Stamford PE9 2LA	Listed Building Consent	Blythe 56 High Street, St Martins, Stamford PE9 2LA	Objection. Important Grade II listed house with sensitively designed later additions to rear. Rear elevation is currently charming, proportionate and in keeping with conservation area. Proposed extension is generically modern and bland, detracting from the heritage environment contrary to SKDC Local Plan Policy DE1 (Promoting Good Quality Design). Conservation and Listed Building Regulations must be adhered to.
01/02/22	03/02/22	S22/0197	Proposed single storey extension and alterations 41 Collins Avenue, Stamford PE9 1FH	Householder	Mr and Mrs Hines 41 Collins Avenue, Stamford PE9 1FH	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge or kerbing associated with this development.
02/02/22	07/02/22	S21/2426	Erection of fascia sign (retrospective) 3A Belton Street, Stamford PE9 2EF	Advertisement Consent	City Accommodation, Limitless Accommodation Ltd, Unit F54, Brightfield Business Hub, Orton Southgate, 53 Norman Road, Peterborough PE2 6XU	No objection

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
26/01/22	07/02/22	S22/0190	Erection of blue plaque on front elevation 23A High Street, St Martins, Stamford PE9 2LF	Listed Building Consent	Mrs Ursula Jones Stamford Civic Society, 5 Lady Romayne Close, St Martins, Stamford PE9 2WU	No objection
07/02/22	10/02/22	S22/0237	Single storey front and rear extension to dwelling with associated internal alterations 29 Caithness Road, Stamford PE9 2TF	Householder	Mrs Sam Kennedy 29 Caithness Road, Stamford PE9 2TF	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge or kerbing associated with this development.
03/02/22	10/02/22	S22/0219	Essential Tree works St George's Church, St George's Square, Stamford PE9 2BN	Trees in CA - Section 211 Notice	Mrs L Lord SKDC, Grounds Maintenance Coordinator (GF), Commercial and Operational Services, Council Offices, St Peter's Hill, Grantham NG31 6PZ	No objection. Defer to SKDC Arboriculturist

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
03/02/22	10/02/22	S22/0213	Erection of one and half-storey garage with attached single-storey office outbuilding 72 Tinwell Road, Stamford PE9 2SD	Householder	Mr James Woolway 72 Tinwell Road, Stamford PE9 2SD	Strong objections to this application. Concerns over the size, appearance and design of the proposal could have potential for the development to become another dwelling which will impact on the services and utilities. The amenities of residents in Tinwell Road should not be compromised. 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 excessive nuisance to 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.
14/02/22	15/02/22	S22/0207	Section 73 application to vary condition 2 (approved plans) of permission ref. S21/0079 (construction of replacement dwelling) by addition of porch, dormer and balcony to rear extension, amendments to materials Fourways , St Paul's Street, Stamford PE9 2BQ	Full Planning Permission	Mr and Mrs Scarborough Fourways, St Paul's Street, Stamford PE9 2BQ	<i>Previous comments 09/02/21 - 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.</i> As per previous comments
14/02/22	17/02/22	S22/0331	Proposed single storey rear extension 44 Queen Street, Stamford PE9 1QS	Householder	Mrs D Calder 44 Queen Street, Stamford PE9 1QS	No objection subject to neighbours' 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
10/02/22	17/02/22	S22/0300	Single storey side and front extension and partial enclosure of front garden 1 Caithness Road, Stamford PE9 2TE	Householder	Mrs Helen Gillies 1 Caithness Road, Stamford PE9 2TE	No objection to the extensions. Objection to the 2m fence garden enclosure at busy road junction which will cause loss of visibility and be a danger to traffic safety.
17/02/22	18/02/22	S22/0210	Erection of two-storey rear extension and creation of new rear access point The Dingle, 2 Little Casterton Road, Stamford PE9 1BB	Householder	David Walker The Dingle, 2 Little Casterton Road, Stamford PE9 1BB	From photographs supplied, it would appear the proposed modifications have already been carried out. As such, we assume this is a retrospective application. Strong objection due to visual impact on the local area contrary to SKDC Local Plan Policy DE1 (Promoting Good Quality Design). We recommend that an Enforcement Officer visits the site.
11/02/22	21/02/22	S22/0315	Erection of single storey rear extension 16 Ermine Way, Stamford PE9 2XN	Lawful Development (Proposed)	16 Ermine Way Stamford PE9 2XN	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge or kerbing associated with this development.
10/02/22	21/02/22	S22/0291	Work to trees Public Open Space, Water Street, Stamford PE9 2NW	Tree Preservation Order	Mrs L Lord SKDC Council Offices, St. Peter's Hill, Grantham NG31 6PZ	No objection. Defer to SKDC Arboriculturist
17/02/22	22/02/22	S22/0390	Works to trees St Peter's Hill, Stamford PE9 2PE	Trees in CA - Section 211 Notice	Mrs L Lord SKDC Council Offices, St. Peter's Hill, Grantham NG31 6PZ	No objection. Defer to SKDC Arboriculturist
23/02/22	24/02/22	S22/0311	Non-material amendment application to substitute house types at Plot 40 and 41 of extant planning permission Uffington Road, Stamford PE9 2HA	Non-material amendments	William May Developments Ltd Uffington Road, Stamford PE9 2HA	No objection

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
17/02/22	24/02/22	S22/0391	Work to trees as per attached report St Martin's Burial Ground, Barnack Road, Stamford PE9 2GJ	Trees in CA - Section 211 Notice	Lynn Lord SKDC Council Offices, St. Peter's Hill, Grantham NG31 6PZ	No objection. Defer to SKDC Arboriculturist
01/12/21	25/02/22	S21/2380	Listed building consent for the internal and external alterations associated with the use of No.3 and No.4 St Peters Hill as a single dwellinghouse; including the partial removal of walls, removal of internal/external features (including stairs etc), alterations to windows/doors, replacement of roofing, construction of balcony and stairs, construction of en-suite, alterations to openings and further internal/external alterations 3 & 4 St Peter's Hill, Stamford PE9 2PE	Listed Building Consent Amended Information	Keith Norman 3 St Peter's Hill, Stamford PE9 2PE	<i>Previous comments S21/2380 04/01/22 - 'Major concerns about the Conservation implications of combining these Grade II Listed Buildings. The two buildings are distinctly different in period and scale and there is a risk that interior structure will be irrevocably altered and historic fabric will be destroyed to facilitate the union. Listed Building and Conservation Area Regulations must be adhered to. Defer to SKDC Conservation Officer.'</i> Strong objection. As per previous comments. We also concur with the comments made by the SKDC Conservation Officer and Stamford Civic Society.
24/02/22	25/02/22	S22/0435	Re-Pollard 3 Lime trees (T1, T2 & T3) to 6m - routine management 46 Christ Church Close, Stamford PE9 1HS	Tree Preservation Order	Mohn 46 Christ Church Close, Stamford PE9 1HS	No objection. Defer to SKDC Arboriculturist
24/02/22	25/02/22	S22/0436	Remove Lime tree (T1) to just above ground level 18 Christ Church Close, Stamford PE9 1HS	Tree Preservation Order	Brace 18 Christ Church Close, Stamford PE9 1HS	Defer to SKDC Arboriculturist. To comply with STC Climate Change Policy, in the instance that any tree is felled or removed in the town for whatever reason, at least one or more trees of a similar (or appropriate) variety must be planted in its place or nearby.

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
24/02/22	25/02/22	S22/0434	Re-pollard Lime tree (T1) at 6m - routine management 22 Christ Church Close, Stamford PE9 1HS	Tree Preservation Order	Davies 22 Christ Church Close, Stamford PE9 1HS	No objection. Defer to SKDC Arboriculturist
17/02/22	28/02/22	S22/0376	Erection of 4 detached dwellings and garaging, creation of access, and associated landscaping Land Off Kettering Road, Stamford PE9 2JS	Full Planning Permission	Mr S Boon Simon Boon Homes Ltd, C/o Barmach Ltd, Charlotte Way, Peterborough PE3 9ES	<i>See Appendix 1 below</i>

Appendix 1 - Stamford Town Council **Objections to Planning Application S22/0376**

SUMMARY

1.0 Stamford Town Council objects to this application and recommends that it is refused by the SKDC.

1.1 There are four reasons why this application should be refused.

1.1.1 The site location is not listed in the South Kesteven District Council's Local Plan 2011-2036, approved in January 2020 and the development is contrary to Planning Policy.

1.1.2 The benefits of the proposed development do not outweigh the harm caused to the heritage assets.

1.1.3 The proposed development extinguishes one Public Right Of Way (PROW) across the site and the other PROW does not meet the planning criteria for its diversion.

1.1.4 The vehicular access is unsafe and dangerous and does not meet the appropriate design criteria.

1.2 Each of the above is discussed in more detail below -

CONTRAVENTION OF PLANNING POLICY

2.0 South Kesteven District Council's Policy STM1 states that 'the development of this site should preserve and enhance the setting of Stamford and nearby heritage assets' clearly it does not.

2.1 Development of the site is in contravention of the SKDC Policy EN1, which states that 'Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated'

2.2 Development of the site would also be in contravention of SKDC Policy SP4 relating to development on the edge of settlements. Proposals for development on the edge of settlements must demonstrate clear evidence of substantial support from the local community, and in this instance 3000 people have signed various petitions against the development of this site.

2.3 Development of the site is in contravention of Paragraph 170 of the NPPF which states:

'Planning policies and decisions should contribute to and enhance the natural and local environment by... protecting and enhancing valued landscapes...'

This is particular issue on views from First Drift Wothorpe (Special Character Area), The Elms Wothorpe Park, Burghley Parks and Gardens, and The Bottle Lodges (all listed).

2.4 The site is not allocated in the Draft Stamford Neighbourhood Plan and as this has now had two rounds of public consultation merits material consideration.

2.5 The site is not allocated in the South Kesteven District Council's Local Plan 2011-2036. Stamford is expected to deliver over 2,000 homes on allocated sites north of the River Welland. In addition, there are many windfall sites such as Uffington Road and St Martin's Park (former Cummings site) which will also deliver over 400 homes from brownfield developments.

HARM TO THE HERITAGE ASSETS

3.0 The Heritage Assets whereby harm is caused are:

The Stamford Conservation Area

St Mary's Church

The Parish Church of St Martin's

Fryers Callis

Burghley House and Parks, a National Heritage Asset

The Bottle Lodges, Arches and Gates

Wothorpe Special Character Area

The Elms, Wothorpe Park

3.1 Peterborough City Council have objected to numerous previous applications on this site proposed. They are extremely concerned about the harm to the heritage assets within their Authority, namely Burghley House and Parks, The Bottle Lodges, Wothorpe Special Character Area and The Elms.

3.2 Historic England as Consultee stated in their letter to SKDC that the Council should seek the views of a specialist conservation advisor. Rachael Skillen MRTPI was used by South Kesteven District Council as a specialist conservation advisor in the previous Appeal for this site in February 2018 and her conclusions were that the harm to the heritage assets outweighed the benefits of 29 houses in the application.

3.3 The iconic view of Stamford depicted in many photographs and paintings from the top of First Drift Wothorpe will be significantly altered. This is probably the definitive view of Stamford showing the whole of the conservation town (the very first in England) in one panoramic view. This proposed development would contravene Paragraph 170 of the NPPF.

3.4 If the site is examined in detail, it can be seen that harm has been caused by development in the East Field. The current development is for construction of 5 houses on the West Field presents minimal harm to the heritage assets as it is well away from the Conservation Area and is not visible from all the other heritage assets.

THE PROW'S AND VEHICULAR ACCESS

4.0 Walkers will lose the use of one footpath, PF14, which is used extensively by locals and visitors alike. PF15 which joins on the Hereward Way and provides an essential link to Ermine Street is of national importance and provides a unique access to and from the Town on the Four Counties Walk (Cambridgeshire, Lincolnshire, Northamptonshire and Rutland, 5 miles).

4.1 The current environment going from a rural setting into the urban conservation area at Kettering Road provides a natural and pleasing experience for walkers. This proposed development would require walkers to navigate an additional vehicular access, walk past 7 parking spaces and along tarmacked pavements.

4.2 The Council's attention is drawn to the timber boarded fencing either side of the PROW on the adjacent building site, which is being developed by Simon Boon Homes. This fencing does not have planning permission, is in contravention of the 2.0m width requirement laid down by Lincolnshire County Council (it is 1.5m wide) and has had two planning applications for landscaping the PROW turned down by South Kesteven District Council. A further application is in progress, which is to use 1.8m timber boarded fencing, 1.8m stone walls with minimal soft landscaping, which is being strongly objected to. On walking the PROW, the Inspector is advised to ignore the awful timber boarded fencing, which Simon Boon Homes feels is good landscaping!

4.3 The trees on site should remain in place and should NOT be removed.