

STAMFORD TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY, 08 JANUARY 2024 AT 6.30PM AT STAMFORD TOWN HALL

PRESENT

Councillor Andrew Croft (Mayor)
Councillor Barry Devereux (Chair)
Councillor Rhea Rayside (Vice Chair)
Councillor Jonathan Waples

ALSO PRESENT

Patricia Stuart-Mogg (Town Clerk)

During this Planning Committee meeting, all applications prepared for consideration were examined in open session for the sake of transparency.

599. TO RECEIVE ANY PUBLIC REPRESENTATION IN RESPECT OF BUSINESS ON THE AGENDA (Agenda Point 1)

600. APOLOGIES AND REASONS FOR ABSENCE (Agenda Point 2)

Councillor Lisa Brewin and Richard Tracey had submitted their apologies.

Proposal 1 – Councillor Andrew Croft proposed, seconded by Councillor Jonathan Waples and unanimously **RESOLVED** that the apologies are noted and accepted.

601. DECLARATION OF INTEREST (Agenda Point 3) – None

602. MINUTES (Agenda Point 4)

The Minutes of the Committee Meeting held on Monday, 04 December 2023 were confirmed and signed as a true record of the meeting.

603. PLANNING APPLICATIONS RECEIVED FROM SOUTH KESTEVEN DISTRICT COUNCIL (ATTACHED) (Agenda Point 5)

604. TO CONSIDER THE REPAIRS TO THE RETAINING WALL ON CASTERTON ROAD (Agenda Point 6)

It was noted that this matter had been raised with Lincolnshire County Council and the wall had been inspected. A works order for repair has been raised by LCC. It was noted the works could take up to 3 months to be completed due to the work schedule.

605. EAST MIDLANDS AIRPORT FUTURE AIRSPACE (Agenda Point 7)

A stage 2 information sharing/Q&A sessions. These sessions provide an overview of the work completed with an emphasis on the phase two feedback and subsequent design amendments. Additional maps together with the shortlisted options will be taken forward to Stage 3. Further information is available on the CAA's airspace change portal - <https://airspacechange.caa.co.uk/PublicProposalArea>

606. EAST NORTHANTS LOCAL PLAN PART 2 (Agenda Point 8)

It was noted that the East Northamptonshire Local Plan Part 2 had been adopted on the 7th December 2023. Details of the adoption procedure, relevant documentation, which includes the adoption statement, and the Local Plan are set out in the following weblink: <http://www.northnorthants.gov.uk/ENLP>

607. UPDATED RESPONSE TO QUARRY FARM DEVELOPMENT (Agenda Point 9)

The Town Council's updated response to the Quarry Farm development was submitted to Rutland County Council 20/12/23. See Appendix 1.

608. OTHER URGENT MATTERS FOR CONSIDERATION (Agenda Point 10) -
None

609. CORRESPONDENCE RECEIVED (Agenda Point 11)

- i. *RCC draft Local Plan consultation* – Correspondence had been received from a resident in respect of the RCC draft Local Plan. The letter would be acknowledged. It was noted that it also echoed the Town Council's comments.
- ii. *No waiting at any time changes proposed on Sussex Road* – This was noted, and the proposal is supported.
- iii. *Proposed residents Parking Scheme amendments at various locations:*

Albert Road

Barnack Road

Belton Street

Brownlow Street

Burghley Lane

New Cross Road

New Street

Park Lane

Scotgate

It was noted that responses should be submitted by 2nd February 2024 and will be reviewed before the next meeting.

- iv. *Proposed Waiting Restrictions changes on Conduit Road* - This was noted, and the proposals are supported.

610. DATE OF NEXT MEETING (Agenda Point 12) – Monday 12 February 2024 at 6.30pm.

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
28/11/23	05/12/23	S23/2183	Proposed replacement dwelling including new vehicular access 28 Exeter Gardens, Stamford, Lincolnshire, PE9 2RN	Full Planning Permission	Mr West 28 Exeter Gardens, Stamford, Lincolnshire, PE9 2RN	<i>Previous application S22/1592 - 06/09/22</i> Objection. The plans have not changed enough to meet the original objections i.e. The development is overbearing and out of character with the street scene contrary to SKDC Local Plan Policy DE1 (Promoting Good Quality Design) and Stamford Neighbourhood Plan Policy 10 (Character Areas).
28/11/23	05/12/23	S23/2189	Replacement of existing asbestos corrugated roof sheets 23A High Street, St Martins, Stamford, Lincolnshire, PE9 2LF	Full Planning Permission	Mr Stuart Burns Burghley House Preservation Trust Ltd 61 High Street, Stamford PE9 2LA	No objection subject neighbour's amenities being respected and to measures being considered to mitigate the traffic impact exiting Barnack Road during the works. Contractors to make good damage to verge or kerbing associated with this development.
05/12/23	15/12/23	S23/2266	Replacement of existing asbestos corrugated roof sheets 23A High Street, St Martins, Stamford, Lincolnshire, PE9 2LF	Listed Building Consent	Mr Stuart Burns Burghley House Preservation Trust Ltd 61 St Martins, Stamford PE9 2LA	No objection subject neighbour's amenities being respected and to measures being considered to mitigate the traffic impact exiting Barnack Road during the works. Contractors to make good damage to verge or kerbing associated with this development. Defer to SKDC Conservation Officer.
17/11/23	05/12/23	S23/2131	Removal of section of wall to form pedestrian access from St John's Passage and fencing within site 37 St Mary's Street, Stamford, Lincolnshire, PE9 2DS	Full Planning Permission	Alex Croft Croft Commercial Developments Ltd 11 Ironmonger Street, Stamford PE9 1PL	Objection to the application as the removal of a section of the wall undermines the historical integrity of St. John's Passage and fabric of the wall. There are concerns the installation of a new access point appears to be for an element of convenience.

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
17/11/23	05/12/23	S23/2132	Formation of access from St John's Passage and fencing within site 37 St Mary's Street, Stamford, Lincolnshire, PE9 2DS	Listed Building Consent	Alex Croft Croft Commercial Developments Ltd 11 Ironmonger Street, Stamford PE9 1PL	Objection to the application as the removal of a section of the wall undermines the historical integrity of St. John's Passage and fabric of the wall. There are concerns the installation of a new access point appears to be for an element of convenience.
24/11/23	05/12/23	S23/2166	Replacement hardwood painted timber doors and windows to front and rear elevations 19 Austin Street, Stamford, Lincolnshire, PE9 2QP	Householder	Mr Tony Pignatiello M.A.P. Design Services Hillcroft, Springfield, Fletton, Peterborough PE2 8BU	This building is in the centre of the Conservation Area. No objection subject to the windows are like for like replacements which are sympathetic to the street scene. No visual impression of the style and colour of doors and windows being fitted.
27/11/23	05/12/23	S23/2176	Approval of details reserved by conditions 3 (joinery details), 4 (details of openings and insulation) & 5 (material details) of planning approval S23/1135 40 St Mary's Street, Stamford, Lincolnshire, PE9 2DS	Discharge of Conditions (Planning)	Mrs Green 40 St Mary's Street, Stamford, Lincolnshire, PE9 2DS	Defer to SKDC Case Officer
29/11/23	05/12/23	S23/2191	Rendering and cladding of the front elevation 47 Lonsdale Road, Stamford, Lincolnshire, PE9 2RW	Householder	Mr Michael Carter 47 Lonsdale Road, Stamford, Lincolnshire, PE9 2RW	Objection. Not in keeping with the existing street scene and conflicts with the Stamford Neighbourhood Plan 2022 Policy 2b and SKDC Local Plan Policy DE1 (Promoting Good Quality Design). No colour scheme provided for render or cladding to be fitted.
01/12/23	05/12/23	S23/2221	Proposed demolition of existing single storey 'lean to' and erection of two storey side extension and single storey rear extension and associated external works 57 Queens Walk, Stamford, Lincolnshire, PE9 2QF	Householder	Ms Levermore 57 Queens Walk, Stamford, Lincolnshire, PE9 2QF	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
30/11/23	06/12/23	S23/2203	Section 211 notice for works to reduce Blue Atlas Cedar tree (T1) by approximately 4 metres and raise crown to 4 metres and to reduce height of Leylandii trees (T2) by approximately 4-6 metres 30 St Peter's Street, Stamford, Lincolnshire, PE9 2PF	Trees in CA - Section 211 Notice	Mr Sam Drake Sam Drake Tree Surgery Little Bytham, Grantham NG33 4QY	<i>Approved by SKDC 20/12/23 before STC Planning Committee meeting held.</i>
29/11/23	06/12/23	S23/2192	Variation to condition 2 Approved Plans of Planning Permission S18/0057 in relation to changes to boundary wall and gates 8 Barn Hill, Stamford, Lincolnshire, PE9 2AE	Full Planning Permission	Mr John Story 8 Barn Hill, Stamford, Lincolnshire, PE9 2AE	Defer to SKDC Conservation Officer
15/11/23	11/12/23	S23/2102	Non-material amendment to planning approval S22/1079 to replace wooden fencing with brick wall to match centre wall to enclose rear yard 6 Conduit Road Stamford Lincolnshire PE9 1QQ	Non-material amendments	Mrs A Hinch Glebe Farm, Empingham Road Tinwell Stamford PE9 3UL	<i>Approved by SKDC 14/12/23 before STC Planning Committee meeting held.</i>
28/11/23	11/12/23	S23/2180	Non-material amendments in relation to S23/0526 to allow for addition of an external flue pipe, change to drive materials from block paving to gravel, change of glazing from a large window to a window and glazed door on the North West elevation East Limes Priory Road Stamford Lincolnshire PE9 2ES	Non-material amendments	Mr M Thomas C/O Neil Dowlman Architecture Ltd 12-14 Main Ridge, West Boston Lincolnshire PE21 6QQ	<i>Approved by SKDC 03/01/24 before STC Planning Committee meeting held.</i>

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
11/12/23	12/12/23	S23/2134	Change of use to facilitate siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service Stamford Business Park, Unit 4, Ryhall Road, Stamford, Lincolnshire, PE9 1XT	Full Planning Permission	CityFibre 15 Bedford Street, London WC2E 9HE	No objection to the application subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development.
07/12/23	14/12/23	S23/2260	Corner stone pier to be rebuilt with salvaged stonework and existing crack to be stitched 10 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ	Listed Building Consent	Mr Jean-Jacques Mugnier 10 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ	No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development. Defer to SKDC Conservation Officer.
05/12/23	18/12/23	S23/2251	Non-material amendments in relation to S23/0595 (Demolition of existing dwelling and garage. Erection of a replacement dwelling and garage, office and bike store to the rear) 80 Tinwell Road Stamford Lincolnshire PE9 2SD	Non-material amendments	Mr Chris Riddle 80 Tinwell Road Stamford Lincolnshire PE9 2SD	No objection, defer to SKDC Case Officer
14/12/23	19/12/23	S23/2314	Submission of details reserved by Condition 3 (Construction Management Plan), 4 (Tree Protection Plan), 5 (Sustainable Building) and 6 (Landscaping) of planning permission S21/2328 Land between 80 & 82, Elizabeth Road, Stamford PE9 1HT	Discharge of Conditions (Planning)	D Brown Building Contractors Seas End Road, Spalding PE12 6LD	Defer to SKDC Case Officer

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
11/12/23	27/12/23	S23/2285	Erection of no. 1 storage building to rear of shop 6 Stirling Road Stamford Lincolnshire PE9 2XG	Full Planning Permission	Mr H Sidhu 11-2 -11 6 Stirling Road Stamford Lincolnshire PE9 2XG	No objection subject to neighbour's amenities being respected. Contractors to make good damage to verge or kerbing associated with this development.
14/12/23	27/12/23	S23/2305	Change of use from Bank to Gallery. Creation of Flat on second and third floor, and external signage 1 High Street Stamford Lincolnshire PE9 2AL	Full Planning Permission	Gladwell & Patterson 5 Beauchamp House, London SW3 1NG	No objection subject to neighbour's amenities being respected and colour scheme of proposed door to be submitted. Defer to Conservation Officer.
14/12/23	27/12/23	S23/2306	Fascia Signs 1 High Street Stamford Lincolnshire PE9 2AL	Advertisement Consent	Gladwell & Patterson 5 Beauchamp House, London SW3 1NG	No details of the colour scheme of the proposed fascia signs but it would be acceptable for the fascia to be the same as style of the Gladwell & Patterson Knightsbridge gallery. Defer to Conservation Officer.
15/12/23	29/12/23	S23/2321	Section 211 notice to fell Walnut tree (T106), fell Wild Cherry tree (T389) and pollard the Crab Apple (T107) to a height of 1.5-2m. Land At 34 Warrenne Keep, Stamford, Lincolnshire, PE9 2NX	Trees in CA - Section 211 Notice	Mr Jamie Richardson Warrenne Keep Management Company 34 Warrenne Keep, Stamford, Lincolnshire, PE9 2NX	No objection. However, it is requested that the applicant complies with the Stamford Town Council 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. Defer to SKDC Arboriculturist.
19/12/23	29/12/23	S23/2338	Section 211 notice to fell and remove Field Maple Tree (T2) due to safety concerns 2 Willoughby House, Embark Consulting Ltd , Broad Street, Stamford, Lincolnshire, PE9 1PB	Trees in CA - Section 211 Notice	Mr Phil Mitchell 2 Willoughby House, Embark Consulting Ltd , Broad Street, Stamford, Lincolnshire, PE9 1PB	No objection. However, it is requested that the applicant complies with the Stamford Town Council 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. Defer to SKDC Arboriculturist.

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
21/12/23	29/12/23	S23/2355	Remove two stems of Sycamore Tree (0545), fell a smaller Sycamore Tree and remove dead wood and low branches by approximately 3 metres of False Acacia Tree (0546) which are subject to TPO 149 1 Newcomb Court, Stamford Lincolnshire PE9 1DW	Works to TPO Tree(s)	Mr Ian Walsh First Port, 1 Newcomb Court, Stamford Lincolnshire PE9 1DW	No objection. However, it is requested that the applicant complies with the Stamford Town Council 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. Defer to SKDC Arboriculturist.
19/12/23	03/01/24	S23/2334	Proposed addition of one no. window to match existing to side elevation of property and replacement rainwater goods 15 Lumbys Terrace, Stamford, Lincolnshire, PE9 2NS	Listed Building Consent	Mr Graham Whyles 4 Scotgate, Stamford PE9 2YB	No objection subject to neighbour's amenities being respected, all materials are in compliance with Listed Building Regulations and sympathetic to the street scene. Contractors to make good damage to verge or kerbing associated with this development. Defer to SKDC Conservation Officer.

Appendix 1.

Councillor N Begy
Chair of Planning and Licensing Committee,
Rutland County Council,
Catmose House,
Catmos Street,
Oakham,
Rutland LE15 6HP

20 December 2023

Dear Councillor

The reason for contacting Rutland County Council (RCC) is to present Stamford Town Council's (STC's) updated response on the proposed development by Allison Homes (AH) at Quarry Farm (QF)

The Planning Committee, formed after May's elections, feels we should reach out to all potential consultees with whom we may have communication. The majority of the applications we consider come from SKDC, but with Stamford being on the border of Cambridgeshire, Northamptonshire, and Rutland, the relevance of each planning districts' adoption of a new Local Plan should be considered also.

For the updated response regarding Quarry Farm, there have been several important inputs recently which have prompted further discussions at our committee, and these are as follows:

- Community engagement meeting held by Allison Homes (AH) at Borderville Sports Centre, 9th November 2023
- Letter received by STC from Protect Quarry Farm (copy enclosed), 13 November 2023
- Site visit by myself (Planning Chair) and Rhea Rayside (Planning Vice-Chair) to QF with AH, 6th December 2023
- Completion of agreement between SKDC and RCC
- Release of RCC's draft Local Plan for consultation.

Having reviewed the application and subsequent comments received on the RCC planning portal and taking these into account along with the majority of opinions at the engagement meeting, the original opinion of STC remains: We strongly object.

I have enclosed a copy of the previous objection statement from STC, dated April 6th, 2022.

Our objections, based largely on the issues previously presented, to whit:

- Cross-boundary implications - with the entire QF development falling within Rutland but abutting Stamford, all council tax revenues and developer funds will go to RCC. As the Local Plan is yet to be adopted there is no assurance that this will be addressed with the payment of CIL.
- Reduction in biodiversity net gain (BNG) and wildlife habitat - although AH have mitigated this reduction to some extent, we are not confident that the development will provide the 10% BNG required for new developments. We also still have massive concerns regarding the site and the future of the country park - in meeting with AH, it was interesting to discuss their approach to how they will manage the retention of the wildlife habitat. We have also noticed that, in the last week, there has been a large amount of tree pollarding taking place on the site - is there a woodland management plan in place on the site and, if so, is this from AH or Diploma?

- Provisions of infrastructure - apart from a small local centre and shop, there are no additional facilities planned within the QF development. The infrastructure required for this development is almost wholly dependent on the Stamford North Development being approved.
- Healthcare - at the engagement meeting, we were advised that the provision of a desperately needed new healthcare facility was not going to happen at QF but the increase in population would be covered by the three relevant healthcare providers within their current facilities. With Glenside Country Practice, Lakeside Healthcare and Empingham Medical Centre currently all stretched to full capacity, even with allocated Section 106 monies, we fail to see how these facilities can support 650 new homes, and up to 1500 new patients.
- Education - with the majority of primary schools in Stamford at full capacity, and without the provision of a new facility within QF (there is a 2-class entry school proposed within SND), and with both Welland Academy and Casterton College at full capacity, the reliance on the extra provision with SND is concerning.
- Employment - our comments remain the same as before.
- Affordable Housing - there needs to be assurances that the minimum level of affordable houses is met.
- Country Park - in meeting with AH, there was a long discussion about how the 'country park' proposal could work, with AH even admitting that they could take the park themselves for offsetting purposes towards becoming carbon neutral. It was noted that AH did want to engage with the local community as to how they wanted the country park to be set up, with the possibility of a separate reserved matter solely allocated for the park and its future.
- Highways and Traffic - it has been noted that National Highways have recommended that any decision on this proposal is delayed for a further three months (copy of recommendation enclosed) so that transport modelling and a Stage 1 Road Safety Audit can take place. It is a good sign that updated traffic modelling is being carried out as to rely on the old data would have been highly inappropriate. We have major concerns about the 'link road' and access from these onto the Great North Road and Little Casterton Road and then ultimately further east onto Ryhall Road. With a total of 2000 proposed new homes in the entire Stamford North Development, with an average of 1.22 cars per household, 2440 extra cars on the already massively congested streets of Stamford would be a disaster. The layout of Stamford hasn't significantly changed in the past 300 years and there is no ability to create any further car parks or to mitigate excess traffic in and around the town centre. We are very concerned that the proposed link road will become an east-west 'rat-run'. The provision of an official bypass to the north of Stamford, from the A1 heading east has been desperately needed for years.
- Allocation of housing in RCC's draft Local Plan - we are highly concerned that, of the 1375 properties proposed in the plan, 48% of these are at QF. We feel that the non-inclusion of St George's Barracks in the draft Local Plan is disappointing and, with the Plan to be adopted for at least 15 years and St George's Barracks closing in 2026, this seems like a much more appropriate location for a development. To not have it in the RCC Local Plan at all is bewildering. Surely using brownfield sites is a much more suitable proposal than using the site at QF which seems to go against many of the key points in the production of the Local Plan (protecting and enhancing the county's heritage and natural assets, provision of transport infrastructure, healthcare provision, education provision). We also refer to Policy SS8 – Residential Development in the open countryside, and we believe that this development does not meet any of the stated uses in this policy.
- Given the proximity to a current site of Site of Special Scientific Interest, we feel that the proposals are contrary to Policy EN1 – Protection of Sites, Habitats and Species in your draft Local Plan.

Although we do appreciate that AH have communicated with all parties in a reasonable manner and have provided mitigation on a number of points, we still feel that QF is an inappropriate location for this development.

We have also had communication with Gummerleathes regarding the Stamford North development and examining the facts pertaining to both developments, we feel that they should be examined together if a comprehensive view of future development for Stamford is to be achieved, particularly in regard to our listed objections.

This additionally feeds our discomfort that each development is dependent on the other - we are pragmatic in recognising that the area (and nationally as a whole) needs new housing stock but such requirement should be in an agreed, environmentally acceptable location and provided with appropriate amenities where they are lacking.

We welcome the opportunity to discuss this further.

Kind regards

Barry Devereux

Cllr Barry Devereux
Chair Planning Committee
Stamford Town Council