

PLANNING COMMITTEE

Minutes of the Planning Committee held at 6.30pm on Monday 6th January 2025 in the Malcom Sargent Room, Stamford Town Hall.

Members Summoned and Present: Councillors Devereux (Chair), Brewin (arrived 6.35pm), Wotherspoon, Copley

Absent: Councillors Rayside (Vice Chair), Lott

Officers Present: Richard Tracey (Administrator)

In Attendance: Press (0), Members of the public (0), Online (0)

Minutes

Public Participation

Members of the public were invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern. No members of the public were present.

The meeting commenced at 6.32pm

398. Apologies

Apologies were received. It was **RESOLVED** to accept apologies from Councillors Rayside and Lott

Proposed by Cllr Copley		
Seconded by Cllr Wotherspoon		
In Favour	4	Cllrs Devereux, Brewin, Wotherspoon, Copley
Against	0	
Abstentions	0	
MOTION CARRIED		

399. Declaration of Interests

It was NOTED that Councillors should declare any interests if they arise. None were declared.

400. Minutes

The minutes of the meeting held on 02 December 2024 were signed by Cllr Devereux.

It was **RESOLVED** to approve the minutes of the meeting held on 02 December 2024.

Proposed by Cllr Copley		
Seconded by Cllr Wotherspoon		
In Favour	4	Cllrs Devereux, Brewin, Wotherspoon, Copley
Against	0	
Abstentions	0	
MOTION CARRIED		

401. To consider responses to Planning Applications as attached

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

402. Other urgent matters for consideration - None

403. Correspondence received

- i) The clerk reported that a consultation had been received from Lincolnshire County Council to instigate a 'proposed no waiting time at any time' restriction on Kesteven Road near St Augustine's, St George's Primary Schools and Ark Nursery. The document had been circulated to Planning Councillors. Councillors Devereux and Rayside had responded with their full support. **Noted** by Members.
- ii) The clerk further reported that an Appeal Decision notification had been received for application Ref. S24/0192, 44 High Street, St Martins, Stamford PE9 2LG for a Change of use from Class F1 (school) to C3(a) Residential, Internal alterations to Listed Building to form two dwellings (one 3-bed and one 4-bed). The appeal was dismissed. The main issue was the fact that the proposal would result in an unacceptable loss of an alternative community facility. **Noted** by Members.
- iii) Cllr Devereux reported that the proposed outline application for residential development at Land at Quarry Farm will be reported to the Rutland County Council Planning Committee on 14 January 2025 at 7.00pm. He will be speaking on this occasion to reiterate Stamford Town Council's objection to the development. He is also endeavouring to allow more than one member of the public to speak at the meeting for the allocated time of three minutes since this is one of the largest developments to be considered by RCC and there is a strong public objection to the development.

404. Closure

There being no further business, the meeting was closed at 8.17pm

Date of next meeting – Monday, 03 February 2025 at 6.30pm

These minutes were adopted on _____ as a true record of the decisions taken and are duly signed below by the chair of the meeting.



Planning Applications

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
18/11/24	05/12/24	S24/1990	Application for variation of condition 2 (approved plans) of planning permission S17/2384 (Erection of 6 no. dwellings) Former Salvation Army Hall, East Street, Stamford	Full Planning Permission	Mr Alex Pistolas Maiden Properties, 8 Sheepmarket, Stamford PE9 2QZ	No objection
25/11/24	05/12/24	S24/2022	Section 73 application to vary condition 3 (occupancy limitation) of planning permission S23/0910 (Proposed change of use from outbuilding to annexe) Nevin, 20 Tinwell Road, Stamford, Lincolnshire, PE9 2QQ	Householder	Mr Trevor Veitch Nevin, 20 Tinwell Road, Stamford, Lincolnshire, PE9 2QQ	Objection. The establishment of a further independent dwelling on this site would give rise to conditions detrimental to the amenities and privacy of both the existing dwelling and the proposed accommodation. The conditions upon which the above statement was raised have not changed and so this application should be refused.
25/11/24	05/12/24	S24/2017	Replacement of four existing windows 24 Torkington Gardens, Stamford, Lincolnshire, PE9 2EW	Householder	Mr Lee Kaminski 24 Torkington Gardens, Stamford, Lincolnshire, PE9 2EW	Objection to the replacement of wooden windows with uPVC windows in the Conservation Area. Replacement should be like-for-like. We feel that approval would set a precedent for the replacement of wooden windows within the Conservation Area.
25/11/24	05/12/24	S24/2027	Section 211 notice to cut back regrowth that has occurred since tree (Mature Willow) was last pollarded Bishopsgate Corporate Finance, King's Mill Centre, St Peter's Vale, Stamford, Lincolnshire	Trees in CA - Section 211 Notice	Mr Ben Charrington Charrington Tree Services Ltd 9 Church Street, Easton on the Hill, Stamford PE9 3LL	No objection. Defer to SKDC Arboriculturist.



26/11/24	05/12/24	S24/2075	Section 73 application to vary condition 2 (external finishes) of planning permission S09/1037 (Erection of conservatory and single storey rear extension and car port, addition of rear dormer window and 3 no rooflights) Cat Nab, 35 Kings Road, Stamford, Lincolnshire, PE9 1HA	Householder	Mrs Sally Ijioma Cat Nab, 35 Kings Road, Stamford, Lincolnshire, PE9 1HA	Objection to size of car port which is overdevelopment. Objection to raised height of conservatory roof due to loss of light of neighbouring property.
28/11/24	09/12/24	S24/2051	Section 73 application to vary conditions 2 (materials) and 3 (approved plans) of planning permission S15/0365 (Alterations to conservatory to form family room, demolition of utility room, erection of two storey side extension and alterations to detached garage) 4 Drift Gardens Stamford Lincolnshire PE9 1UX	Householder	Mr Matthew Abbott 4 Drift Gardens Stamford Lincolnshire PE9 1UX	No objection
28/11/24	09/12/24	S24/2054	Proposed two storey rear extension and associated alterations 35 St Paul's Street Stamford Lincolnshire PE9 2BH	Householder	Mr Ewan Friend 35 St Paul's Street Stamford Lincolnshire PE9 2BH	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
03/12/24	09/12/24	S24/2085	Section 211 notice to repollard T1 and T2 (Sycamores) to previous height (approximately 5m) as well as reducing T3 and T4 (Maple trees) by 1m. 34 Torkington Gardens Stamford Lincolnshire PE9 2EW	Trees in CA - Section 211 Notice	Peter Ashworth Beauforte Park Management Company Limited 34 Torkington Gardens Stamford Lincolnshire PE9 2EW	No objection. Defer to SKDC Arboriculturist.



02/12/24	10/12/24	S24/2070	Remove plaster from dining room walls that has been contaminated by damp, renew floor level damp proofing and re-plaster the walls with plaster containing damp inhibitors 3 Wothorpe Road, Stamford, Lincolnshire, PE9 2JR	Listed Building Consent	Mrs Deborah Biggs 3 Wothorpe Road, Stamford, Lincolnshire, PE9 2JR	Defer to Conservation Officer
10/12/24	10/12/24	S24/1963	Internal and external alterations, single storey extension, single storey porch and rear canopy Stamford Rugby Club, Hambleton Road, Stamford, Lincolnshire, PE9 2RZ	Full Planning Permission	Mr Nigel Parkinson Stamford Rugby Club, Hambleton Road, Stamford, Lincolnshire, PE9 2RZ	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
19/12/24	23/12/24	S24/2026	S73 application for removal/variation of conditions 2 (Approved Plans) and 16 (Noise Assessment) of planning permission S17/2496 (Residential development of 41 dwellings and associated works) Top Lock Meadows, Uffington Road Stamford PE9 3FF	Full Planning Permission (Major)	Mr William Anderson Mypad The Quadrant, Nuart Road, Beeston, Nottingham NG9 2NH	Objection. The original planning condition should remain. The site should continue to have noise mitigation for the potential siting of future manufacturing business adjacent to the site.
09/12/24	30/12/24	S24/2123	Section 211 notice to reduce height and trim main bodies of tree in front garden and large Lime tree overhanging neighbouring house Rock Lodge, 1 Empingham Road Stamford Lincolnshire PE9 2RH	Trees in CA - Section 211 Notice	Mr Richard Chisholm Wilds Lodge School Stamford Road Empingham Oakham LE15 8QQ	No objection. Defer to SKDC Arboriculturist.
13/12/24	31/12/24	S24/2155	Application to remove/vary condition 2 (Approved Plans) of planning permission reference S23/1874 to include a side window 24 Ryhall Road, Stamford, Lincolnshire, PE9 1UF	Householder	Mr Leigh Woodcock 24 Ryhall Road, Stamford, Lincolnshire, PE9 1UF	No objection. Defer to case officer.



11/12/24	02/01/25	S24/2136	Subdivision and extension of existing unit and external alterations to front elevation Unit 5, Markham Retail Park, Ryhall Road, Stamford, Lincolnshire PE9 1UG	Full Planning Permission	DTZ INVESTORS c/o Savills (UK) Limited	No objection
03/12/24	02/01/25	S24/2088	Single storey rear extension 59 St Leonards Street, Stamford, Lincolnshire, PE9 2HU	Householder	Mrs Sophie Wilson 59 St Leonards Street, Stamford, Lincolnshire, PE9 2HU	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development. We would prefer the extension roof to be Collyweston slate to match the existing building. We welcome the consideration given in liaising with the Conservation Officer.
03/12/24	02/01/25	S24/2089	Single storey rear extension and internal alterations, including removal of internal partition walls and installation of new staircase, removal of external boundary wall, and replacement doors and windows 59 St Leonards Street, Stamford, Lincolnshire, PE9 2HU	Listed Building Consent	Mrs Sophie Wilson 59 St Leonards Street, Stamford, Lincolnshire, PE9 2HU	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development. We would prefer the extension roof to be Collyweston slate to match the existing building. Defer to Conservation Officer.
12/12/24	02/01/25	S24/2147	Demolition of single storey rear extension to 39 Broad Street and erection of replacement 3-storey flat roof extension to form ancillary accommodation for 39 Broad Street and Corn Exchange. Dormer into existing roof space for maintenance access 39 Broad Street, Stamford, Lincolnshire, PE9 1PX	Full Planning Permission	Mr Roger Bradshaw 39 Broad Street, Stamford, Lincolnshire, PE9 1PX	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.



12/12/24	02/01/25	S24/2148	Demolition of single storey rear extension to 39 Broad Street and erection of replacement 3-storey flat roof extension. Dormer into existing roof space for maintenance access. Removal of section of internal wall 39 Broad Street, Stamford, Lincolnshire, PE9 1PX	Listed Building Consent	Mr Roger Bradshaw 39 Broad Street, Stamford, Lincolnshire, PE9 1PX	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development. Defer to Conservation Officer.
19/12/24	02/01/25	S24/1953	Section 73 application to vary condition 2 (Approved plans) of S20/0908 (Erection of 3 detached houses) Development East Of St Michael's Fields South Of, Kettering Road, Stamford, Lincolnshire, PE9 2LR	Full Planning Permission	Simon Boon Homes Ltd Shiremoor, Mill Lane, Cotterstock Peterborough PE8 5HH	Defer to case officer
09/12/24	03/01/25	S24/1859	Change of two windows on the second floor from wooden single glazed to wooden double glazed 5-6, All Saints Street, Stamford, Lincolnshire, PE9 2PA	Full Planning Permission	Mr Chen 5-6, All Saints Street, Stamford, Lincolnshire, PE9 2PA	No objection subject to neighbours' amenities being respected.
09/12/24	03/01/25	S24/1860	Change of two windows on the second floor from wooden single glazed to wooden double glazed 5-6, All Saints Street, Stamford, Lincolnshire, PE9 2PA	Listed Building Consent	Mr Chen 5-6, All Saints Street, Stamford, Lincolnshire, PE9 2PA	No objection subject to neighbours' amenities being respected. Defer to Conservation Officer.
09/12/24	06/01/24	S24/2121	Submission of details reserved by condition 3 (Materials) of planning permission S24/0828 (Loft conversion, dormer windows and external alterations) 46 Casterton Road Stamford Lincolnshire PE9 2YL	Discharge of Conditions (Planning)	Belisle 46 Casterton Road Stamford Lincolnshire PE9 2YL	Defer to case officer



16/12/24	06/01/24	S24/2161	Non-material amendment to S24/0752 to vary door position Land Adjacent To Birdy's Fish And Chips Shop On Lincoln Rd	Non-material amendments	Mr Simon Williamson Lavant House West Lavant Road Lavant PO18 9AB	No objection. Defer to case officer.
23/12/24	06/01/24	S24/2203	Approval of details reserved by condition 4 (material samples) of planning permission S24/1195 (Restoration of Bay Window) 3 St Peter's Hill Stamford Lincolnshire PE9 2PE	Discharge of Conditions (Planning)	Mr Keith Norman 3 St Peters Hill Stamford PE9 2PE	No objection. Defer to case officer and Conservation Officer.

