

PLANNING COMMITTEE

Minutes of the Planning Committee held at 6.30pm on Monday 7th April 2025 in the Malcom Sargent Room, Stamford Town Hall.

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

Absent: Councillor Rayside, 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

1. Apologies

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

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

2. Declaration of Interests

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

3. Minutes

To was **RESOLVED** to approve the minutes of the meeting held on 3rd March 2025.

Proposed by Cllr Brewin		
Seconded by Cllr Wotherspoon		
In Favour	3	Cllrs Devereux, Brewin, Wotherspoon
Against	0	
Abstentions	1	Cllr Copley
MOTION CARRIED		

4. To consider responses to Planning Applications - as attached below

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

It was **RESOLVED** to extend the meeting past the allotted time of 2 hours.

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

5. Other urgent matters for consideration - None

6. Correspondence received

- i) Members were informed that comments from the Chair, Cllr Devereux, had been returned to SKDC regarding the proposed 'No waiting at any time' consultation on Roman Bank. In summary, Cllr Devereux was supportive of parking restrictions to enable safe parking but still believed that a wider consultation with LCC Highways and County Councillors should take place to consider the restrictions throughout Stamford as a whole and not just on a case-by-case basis. Noted by Members.
- ii) Members were informed that comments on the draft Public Rights of Way improvement plan from Lincolnshire County Council should be made by 5pm on Monday 9th June 2025. The draft, a two-page summary and a short survey can be viewed at – www.letstalk.lincolnshire.gov.uk/draftrowip
This correspondence was sent out to all councillors and uploaded to the Town Council's website on 11 March 2025. Noted by Members.
- iii) The Administrator reported that the Rutland Local Plan had been submitted to the Planning Inspectorate for examination on Friday 28th February 2025. Noted by Members.

7. Closure

There being no further business, the meeting was closed at 9.11pm

Date of next meeting – Monday, 12 May 2025 at 6.30pm

These minutes were adopted on
signed below by the chair of the meeting.

as a true record of the decisions taken and are duly

DRAFT

Planning Applications

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
03/03/25	04/03/25	S25/0190	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	<i>Permission refused by SKDC 31/03/25 before STC Planning meeting held.</i>
03/03/25	04/03/25	S25/0172	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
18/02/25	04/03/25	S25/0101	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 Hinchingbrooke Hospital Hinchingbrooke Park Road Huntingdon Cambridgeshire PE29 6NT	No objection
20/02/25	05/03/25	S25/0308	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	<i>Permission granted by SKDC 07/04/25 before STC planning meeting held.</i>



20/02/25	05/03/25	S25/0303	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
21/02/25	05/03/25	S25/0316	Single storey rear extension 38 Waverley Gardens, Stamford, Lincolnshire, PE9 1BH	Householder	Mr Craig Hawksworth 38 Waverley Gardens, Stamford, Lincolnshire, PE9 1BH	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
25/02/25	05/03/25	S25/0335	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
26/02/25	06/03/25	S25/0337	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.



21/02/25	06/03/25	S25/0311	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	There have been several applications for this site and the neighbouring property at No. 19 Casterton Road. This new application includes the garage and outbuildings, wrapping the previous approvals for both sites and in doing so, removes the rear access to No.19. We therefore have concerns regarding the loss of access for waste collection, vehicle access and parking spaces to the rear of the property which are a premium in this vicinity.
27/02/25	07/03/25	S25/0350	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
28/02/25	10/03/25	S25/0356	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
28/02/25	10/03/25	S25/0357	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	No objection. Defer to Conservation Officer.



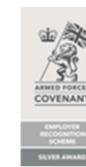
04/03/25	11/03/25	S25/0372	Removal of dead tree Brooks Court, Bath Row, Stamford, Lincolnshire, PE9 2QX	Trees in CA - Section 211 Notice	Lucy Carroll Brooks Court, Bath Row, Stamford, Lincolnshire, PE9 2QX	No application form available. Defer to SKDC Arboriculturist. To comply with the Stamford Town 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.
06/03/25	13/03/25	S25/0397	Single storey front porch extension 161 Ryhall Road, Stamford, Lincolnshire, PE9 1UL	Householder	Mr Jamie Wzietek 161 Ryhall Road, Stamford, Lincolnshire, PE9 1UL	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
03/03/25	17/03/25	S25/0339	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	Defer to Conservation Officer
11/03/25	17/03/25	S25/0348	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	No objection subject to neighbours' amenities being respected.
06/03/25	17/03/25	S25/0386	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	Defer to SKDC Arboriculturist. To comply 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.



07/03/25	17/03/25	S25/0400	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
10/03/25	17/03/25	S25/0405	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	No objection subject to neighbours' amenities being respected. There are no details of the air source heat pump location or specification included in the application.
17/03/25	18/03/25	S25/0214	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	No objection. Defer to Conservation Officer.
10/03/25	31/03/25	S25/0415	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	No objection
14/02/25	18/03/25	S25/0268	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	No objection. Defer to Conservation Officer.
13/03/25	20/03/25	S25/0438	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.



17/03/25	20/03/25	S25/0458	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	No objection subject to neighbours' amenities being respected.
13/03/25	24/03/25	S25/0447	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
14/03/25	24/03/25	S25/0457	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	No objection. Defer to Conservation Officer.
10/03/25	25/03/25	S25/0417	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
21/03/25	26/03/25	S25/0444	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	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
24/02/25	28/03/25	S25/0231	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	No objection. Defer to Conservation Officer.



27/03/25	31/03/25	S25/0511	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	No objection. The applicant should submit a site plan and design and access statement to ensure full compliance. Defer to Conservation Officer.
21/03/25	31/03/25	S25/0516	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	No objection. Defer to Conservation Officer.
17/03/25	31/03/25	S25/0475	Proposed temporary glazed enclosure for the winter months on the footprint of the existing canopies 1 Sheep Market, Stamford, PE9 2QZ	Listed Building Consent	Mr M Note Pizza Da Mario 1 Sheep Market, Stamford, Lincolnshire, PE9 2QZ	Objection. The temporary glazed structure is not in keeping with the Listed building and will create more than substantial harm to the street scene.
24/03/25	01/04/25	S25/0526	Proposed first floor extension above existing single storey garage 22 Moray Close, Stamford, Lincolnshire, PE9 2YT	Householder	Mr & Mrs Starbuck 22 Moray Close, Stamford, Lincolnshire, PE9 2YT	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
24/03/25	01/04/25	S25/0564	Single storey front extension 4 Oak Road, Stamford, Lincolnshire, PE9 2JG	Householder	Mr C Melvin 4 Oak Road, Stamford, Lincolnshire, PE9 2JG	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.



24/03/25	02/04/25	S25/0520	Single storey rear extension, changes to fenestration and external wall material 23 Bentley Street, Stamford, Lincolnshire, PE9 1EU	Householder	Holloway 23 Bentley Street, Stamford, Lincolnshire, PE9 1EU	No objection to the layout of the proposed extension. The property is in the Northfields conservation area and materials should be in keeping with the existing street scene. There should be no render on the property and no uPvc windows. Windows should match existing sash windows and bricks for the extension should match the existing property.
24/03/25	02/04/25	S25/0532	Alterations, extensions and improvements to existing detached 1.5-storey dwelling, including: demolition of existing detached garage; demolition of existing 1.5-storey part of dwelling; 1.5-storey extension to the northwest side; 1.5-storey extension to the southeast side, single-storey ground floor front extension/alterations; alterations at ground floor; alterations at first floor, landscaping and surfacing works throughout the garden; adjustment of access point to front driveway The Beeches , Windmill Way, Stamford, Lincolnshire, PE9 2RH	Householder	Mr & Mrs Kingsbury The Beeches, Windmill Way, Stamford, Lincolnshire, PE9 2RH	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
27/03/25	07/04/25	S25/0585	Dropped kerb and removal of boundary wall 11 Conduit Road Stamford Lincolnshire PE9 1QQ	Householder	Mr Suneel Appan 11 Conduit Road Stamford Lincolnshire PE9 1QQ	No objection but consideration should be given to the practicalities of manoeuvring in and out of both driveways and consideration to the existing street furniture.
27/03/25	07/04/25	S25/0586	Dropped kerb and removal of boundary wall 13 Conduit Road Stamford Lincolnshire PE9 1QQ	Householder	Mr Stephen Brown 13 Conduit Road Stamford Lincolnshire PE9 1QQ	No objection but consideration should be given to the practicalities of manoeuvring in and out of both driveways and consideration to the existing street furniture.



31/03/25	07/04/25	S25/0595	Two-storey rear extension 83 Queens Walk Stamford Lincolnshire PE9 2QF	Householder	Ms Nikki Moys 83 Queens Walk Stamford Lincolnshire PE9 2QF	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
09/12/24	03/04/25	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 - Amended Information	Mr Chen 5-6, All Saints Street, Stamford, Lincolnshire, PE9 2PA	No objection
09/12/24	03/04/25	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 - Amended Information	Mr Chen 5-6, All Saints Street, Stamford, Lincolnshire, PE9 2PA	No objection. Defer to Conservation Officer
01/04/25	07/04/25	S25/0617	Erection of single storey rear extension, internal alterations, new oak gate and basement pit 15 Barn Hill, Stamford, Lincolnshire, PE9 2AE	Householder	Lindsay Watson 15 Barn Hill, Stamford, Lincolnshire, PE9 2AE	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.

