

PLANNING COMMITTEE

Minutes of the Planning Committee held at 6.30pm on Monday 3rd March 2025 in the Malcom Sargent Room, Stamford Town Hall.

Members Summoned and Present: Councillors Devereux (Chair) arrived 7.15pm, Rayside (Vice Chair), Brewin arrived 6.34pm, Wotherspoon, Sawyer (substituting for Copley)

Absent: Councillors Copley, 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 6.30pm

Councillor Rayside was Chair for the whole meeting as Councillor Devereux was unable to attend for the first part of the meeting.

493. Apologies

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

Proposed by Cllr Sawyer		
Seconded by Cllr Wotherspoon		
In Favour	3	Cllrs Rayside, Wotherspoon, Sawyer
Against	0	
Abstentions	0	
MOTION CARRIED		

494. Declaration of Interests

It was NOTED that Councillors should declare any interests if they arise.

Councillor Brewin declared a pecuniary interest in planning application ref. S25/0230 as she is joint applicant and left the room while the item was being considered.

495. Minutes

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

Proposed by Cllr Rayside		
Seconded by Cllr Wotherspoon		
In Favour	2	Cllrs Rayside, Wotherspoon
Against	0	
Abstentions	1	Cllr Sawyer
MOTION CARRIED		

496. 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#/>

497. Other urgent matters for consideration

- i) **Proposed development at Land off Kesteven Road** – Councillor Devereux reported that SKDC were proposing a development of 14 affordable houses on a site off Kesteven Road which currently has a number of council-owned garages and green space. The site is about 1 acre in size and is currently used by dog walkers and children. The air ambulance has also used the site several times in the last year to land. He continued, whilst Stamford desperately needs affordable houses, they should be in the appropriate location and should not replace valuable green space, something which goes against current planning policies (SKDC Local Plan EN3 and OS1, Stamford Neighbourhood Plan Community objectives 6 and 7 and National Planning Policy Framework section 104). Councillor Devereux stated that he was very much against the development and that it should also be viewed in the context of the site to the north of St George's Ward which will shortly be developed as part of the Stamford North development. After discussion and agreement, a letter will be sent to the SKDC Chair of Planning and the Senior Planning Officer voicing the Committee's concerns over the loss of green space in this proposal.
- Action: Cllr Devereux**

498. Correspondence received

- i) Members were informed that the letter of objection from Stamford Town Council for Outline application for up to 268 residential dwellings at Land at Exeter Fields (ref. S24/2198) had been sent on 07 February 2025 as per the distribution list. Noted by Members.
- ii) Members were informed that the SKDC Local Development Scheme 2025-28, a timetable for the preparation of documents that will form the SKDC Local Plan, had been revised and approved by SKDC cabinet on 11 February 2025 and can be found at the following link - [Local Development Scheme | South Kesteven District Council](#)
 Noted by Members.

499. Closure

There being no further business, the meeting was closed at 8.25pm

Date of next meeting – Monday, 07 April 2025 at 6.30pm

Notes to Cllr Devereux:

- Contact with Burghley Land and Morris Homes regarding railway crossing
- S106 contributions for Barnack Road developments

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

as a true record of the decisions taken and are duly

Planning Applications

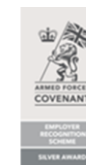
Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
04/02/25	10/02/25	S25/0118	Erection of garden fences 38 St Mary's Street Stamford Lincolnshire PE9 2DS	Listed Building Consent	Croft Commercial Developments Ltd 11A Ironmonger Street Stamford PE9 1PL	No objection subject to neighbours' amenities being respected.
24/01/25	10/02/25	S25/0143	The proposal is a single storey side extension to the existing house to provide a utility room and downstairs WC / shower room 32 Hambleton Road Stamford Lincolnshire PE9 2RY	Lawful Development (Proposed)	Mr Michael Turner 32 Hambleton Road Stamford Lincolnshire PE9 2RY	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development. There should be a minimum of 50mm gap between the extension and the neighbouring boundary. Guttering should not overhang onto neighbour's property.
27/01/25	10/02/25	S25/0155	Section 211 notice to prune pear tree (front garden) and two apple trees (rear garden) Peartrees, 28 St Paul's Street Stamford Lincolnshire PE9 2BQ	Trees in CA - Section 211 Notice	Mrs Caroline Naylor Peartrees 28 St Pauls Street Stamford Lincolnshire PE9 2BQ	<i>Work Allowed 05/02/25 by SKDC prior to STC committee meeting.</i>
03/02/25	11/02/25	S25/0194	Construction of front boundary wall with metal railings and access gate 48 Exeter Gardens, Stamford, Lincolnshire, PE9 2RN	Householder	Mr Nick Pistolas 48 Exeter Gardens, Stamford, Lincolnshire, PE9 2RN	Objection. The boundary wall is not in keeping with the street scene and should be 1 metre in height as per the neighbouring properties.
10/01/25	13/02/25	S24/2083	Installation of an EV charging station to the property frontage 54 St Leonard's Street, Stamford, Lincolnshire, PE9 2HN	Householder	Mr Stephen Gates 54 St Leonard's Street, Stamford, Lincolnshire, PE9 2HN	No objection however we would prefer the previous colour of the charging point to match the stonework. We suggest a condition is added so that the charging point is only used during night time hours.



10/01/25	13/02/25	S24/2084	Installation of an EV charging station to the property frontage 54 St Leonard's Street, Stamford, Lincolnshire, PE9 2HN	Listed Building Consent	Mr Stephen Gates 54 St Leonard's Street, Stamford, Lincolnshire, PE9 2HN	No objection however we would prefer the previous colour of the charging point to match the stonework. We suggest a condition is added so that the charging point is only used during night time hours. Defer to Conservation Officer.
04/02/25	14/02/25	S25/0200	Alterations to out-building 38 St Mary's Street, Stamford, Lincolnshire, PE9 2DS	Listed Building Consent	Croft Commercial Developments Ltd 11a Ironmonger Street, Stamford PE9 1PL	No objection subject to neighbours' amenities being respected. Defer to Conservation Officer.
04/02/25	17/02/25	S25/0212	Submission of details reserved by condition 3 (archaeological investigation) of planning permission S24/1180 (The project seeks to construct an extension to the existing car park, comprised of 146 parking bays, including 11 accessible bays and 8 electrical vehicle charging parking bays) Land Adjacent To The Cattlemarket Car Park, Cattlemarket Car Park Wothorpe Road Stamford PE9 2WB	Discharge of Conditions (Planning)	Mr Gyles Teasdale South Kesteven District Council Council Offices The Picture House St Catherines Road NG31 6TT	<i>Condition discharged 20/02/25 by SKDC prior to STC committee meeting.</i>
12/02/25	17/02/25	S25/0247	Compliance with Conditions of planning permission S12/0864 and S13/2771 Land Between Empingham Road And Tinwell Road Stamford 103 Exeter Fields	Compliance with Condition(s)	F Wylie Sage Homes Orion House 5 Upper St Martin's Lane London WC2H 9EA	<i>Condition complied with 27/02/25 prior to STC committee meeting.</i>
18/02/25	19/02/25	S25/0220	Proposed single storey front extension, change of flat roof to pitched / flat to front and side elevations to match 13 Perth Road, Stamford, Lincolnshire, PE9 2TX	Householder	Mr And Mrs P Simmonds 13 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. There should be a minimum of 50mm gap between the extension and the neighbouring boundary. Guttering should not overhang onto neighbour's property.



10/02/25	24/02/25	S25/0238	Section 211 notice to remove 3 lime trees Barnack Road Stamford Lincolnshire	Trees in CA - Section 211 Notice	Mr Andrew Igoea South Kesteven District Council The Picture House St. Catherine's Road Grantham Lincolnshire NG31 6TT	Concerns regarding the loss of mature trees in the Conservation Area. 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.
07/02/25	25/02/25	S25/0230	Alterations to rear single storey roof to form veranda, change to materials and alterations to ground floor openings 2 Sherwood Close, Stamford, Lincolnshire, PE9 2RL	Householder	Mr & Mrs M Brewin 2 Sherwood Close, Stamford, Lincolnshire, PE9 2RL	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	25/02/25	S25/0231	Decoration works to shopfront window frames 4 St Paul's Street, Stamford, Lincolnshire, PE9 2BE	Listed Building Consent	Mr Alex Yates Virgin Media O2 Sovereign Signs Ltd. 300 Hawthorne Avenue, Hull HU3 5LL	As the work has already been completed and this is a retrospective application, it is unclear in the application when it refers to 'the original colour' - is this white which it was previously or the blue colour which it is currently? We need clarification on this please. We have no objections regarding the new colour blue RAL5002 which has been used for the top part of the building and this is acceptable to us for the door and window frames. However, the wall uprights should revert back to white.
12/02/25	25/02/25	S25/0258	Application for the approval of reserved matters relating to appearance, landscaping, layout and scale for a mixed-use development comprising light industrial units (Use E(g)), offices (Use Class E(g), convenience store (Use Class E(a)), café (Use Class E(b) and 23 residential dwellings (Use Class C3) pursuant to outline planning permission S20/2056 Land North Of Barnack Road, Stamford	Reserved Matters (Major)	Burghley Land Limited C/o the Agent, Mark Flood Insight Town Planning Ltd 67 Pennard Drive, Southgate Swansea SA3 2DN	No objection



18/02/25	25/02/25	S25/0296	Application for the approval of reserved matters relating to appearance, landscaping, layout and scale for erection of 150 residential units (Use Class C2), together with ancillary care, communal and wellbeing facilities pursuant to outline planning permission S20/2056 Former Cummins Generator Technologies, Barnack Road, Stamford, Lincolnshire, PE9 2NB	Reserved Matters (Major)	Senior Living (Stamford) Ltd C/o the Agent Equinox North, Great Park Road Almondsbury, Bristol BS32 4QL	No objection
12/02/25	26/02/25	S25/0259	Application for the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of 167 dwellings (Use Class C3) pursuant to outline planning permission S20/2056 Land North Of Barnack Road, Stamford PE9 2NA	Reserved Matters (Major)	Mr Garry Goodwin Morris Homes Ltd, Morris House, Altrincham Road, Wilmslow Cheshire SK9 5NW	No objection. We have concerns regarding the safety of the railway crossing. With so many more people potentially using the crossing, there should be, as a minimum warning lights if not, a footbridge.
27/01/25	25/02/25	S25/0079	Painting of the front door 26 Wharf Road, Stamford, Lincolnshire, PE9 2EB	Householder	Mr Andrew Banks JWE Banks Limited, St. Guthlac's Lodge, Crowland Peterborough PE6 0JW	No objection
14/02/25	28/02/25	S25/0272	Demolition of detached garage, erection of two storey side extension and single storey rear extension and porch 22 Chatsworth Road, Stamford, Lincolnshire, PE9 2UN	Householder	Mr Chris Loughton 22 Chatsworth Road, Stamford, Lincolnshire, PE9 2UN	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development. Concerns that the roof and gutter overhang the boundary line. There should be a minimum of 50mm gap between the extension and the neighbouring boundary. Guttering should not overhang onto neighbour's property.



17/02/25	28/02/25	S25/0286	Single storey side and rear extension 1 Melrose Close, Stamford, Lincolnshire, PE9 2TH	Householder	Mr & Mrs C Ulander 1 Melrose Close, Stamford, Lincolnshire, PE9 2TH	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
19/02/25	28/02/25	S25/0298	Two storey front extension and new door to side elevation 40 Cromarty Road, Stamford, Lincolnshire, PE9 2TQ	Householder	Atherton 40 Cromarty Road, Stamford, Lincolnshire, PE9 2TQ	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
19/02/25	28/02/25	S25/0301	Demolition of rear boundary wall and erection of single storey flat roof garage to rear of property 36 St Leonards Street, Stamford, Lincolnshire, PE9 2HL	Householder	Didsbury 36 St Leonards Street, Stamford, Lincolnshire, PE9 2HL	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	28/02/25	S25/0320	Proposed refurbishment works to external shopfront to replace existing Santander fascia and projecting hanging signs with new in Santander's new standard script font Abbey National Plc, 4 High Street, Stamford, Lincolnshire, PE9 2AL	Listed Building Consent	Mr Alastair Rodda Santander UK plc, Unity Place 200 Grafton Gate Milton Keynes MK9 1UP	No objection. Defer to Conservation Officer.
24/02/25	28/02/25	S25/0322	Display of 1no. new non-illuminated projecting hanging sign and 1no. new non-illuminated fascia sign in Santander's new standard script x Abbey National Plc, 4 High Street, Stamford, Lincolnshire, PE9 2AL	Advertisement Consent	Mr Alastair Rodda Santander UK plc, Unity Place 200 Grafton Gate Milton Keynes MK9 1UP	No objection



04/02/25	28/02/25	S25/0210	Proposed installation of two entrance doors to existing architectural openings to accommodate new street level access enabling division of vacant listed building and former bank 46 - 49 Broad Street, Stamford, Lincolnshire, PE9 1PZ	Full Planning Permission	NP Investments 8 Sheepmarket, Stamford PE9 2SF	No objection
04/02/25	28/02/25	S25/0211	Proposed installation of two entrance doors to existing architectural openings to accommodate new street level access enabling division of vacant listed building and former bank 46 - 49 Broad Street, Stamford, Lincolnshire, PE9 1PZ	Listed Building Consent	NP Investments 8 Sheepmarket, Stamford PE9 2SF	No objection. Defer to Conservation Officer.

