

Minutes of the Planning Committee

Held on Tuesday, 06 January 2026 at 6.30pm
at Stamford Town Hall



Stamford
Town Council

Membership

Cllr Brewin	*	Cllr Devereux - Chair	*
Cllr Rayside - Vice	*	Cllr Waples	A
Cllr Wheeler	*	James Tindall (Non-Councillor Member)	*
Peter Higginbottom (Non-Councillor Member)	*		

Key: * - Present A - Apologies AB – Absent

Attendees:

Officer: Office Administrator – Megan Roberts

County/District Councillors: None

Members of the press: None

Members of the public: 1 online

PC/25/091-Notification of Substitution

None received.

PC/25/092-Apologies – To receive and consider for acceptance

Apologies were received from Cllr Waples. It was also noted that Cllr Rayside would be late to the meeting.

Proposal 1 - It was **RESOLVED** to accept the apologies for absence.

Proposed by Cllr Brewin		
Seconded by Cllr Wheeler		
In Favour	3	Cllrs Brewin, Devereux & Wheeler
Against		
Abstentions		
MOTION CARRIED		

PC/25/092-To receive any Declarations of Interests and Requests for Dispensation

It was noted that Peter Higginbottom declared an interest in application S25/2410.

PC/25/093-Exclusion of the Press and Public

Nothing to report.

PC/25/094-Minutes of the Previous Meeting

Proposal 2 - It was **RESOLVED** to confirm and sign the minutes of the meeting of the Planning Committee held on Tuesday, 02 December 2025

Proposed by Cllr Brewin		
Seconded by Cllr Devereux		
In Favour	2	Cllrs Brewin & Devereux
Against		
Abstentions	1	Cllrs Wheeler (A)
MOTION CARRIED		

PC/25/095-Use of Delegated Powers

Nothing to Report

PC/25/096-To consider responses to Planning Applications

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

- a. **Schedules of Planning Applications for Stamford Town Council Area**
To consider responding to applications registered on the South Kesteven District Council Planning Portal from Wednesday, 03 December 2025 to Friday, 19 December 2025.
Appendix B

Cllr Rayside joined the meeting at 6:44pm.

- b. **Additional Planning Applications for Stamford Town Council Area**
To consider responding to applications registered on the South Kesteven District Council Planning Portal from Friday, 19 December 2025 to Tuesday, 06 January 2026.

Peter Higginbottom left the meeting at 8:15 and returned at 8:23pm.

- c. **Schedules of Planning Applications and Decisions made**
To note applications registered since the Wednesday, 03 December 2025 on which South Kesteven District Council has determined.
- d. **Schedules of Planning Decisions**
To note details of any applications determined by South Kesteven District Council which differ with Stamford Town Council comments.

Proposal 3 - It was **RESOLVED** to respond to applications registered on the South Kesteven District Council Planning Portal from Wednesday, 03 December 2025 to Tuesday, 06 January 2026 set out below and to note the Approvals & Refusals

Proposed by Cllr Rayside		
Seconded by Cllr Brewin,		
In Favour	4	Cllrs Brewin, Devereux, Rayside & Wheeler
Against		
Abstentions		
MOTION CARRIED		

PC/25/097-SKDC Local Plan Consultation

Nothing to report.

PC/25/098-STC Neighbourhood Plan Consultation

Nothing to report.

PC/25/099-Officer Report

The Officer updated the committee on a lack of communication from SKDC's Planning Department regarding extensions of deadlines of applications.

It was also brought to the attention of the committee that the officer had received a notification of Post Hearing Consultation for the Rutland Local Plan. The committee were asked to familiarise themselves with the documents provided to create a formal statement at the next meeting.

PC/25/100-Planning Committee Working Group

Cllr Devereux discussed with the committee his meeting with Mr Dan Harris, who has been enquiring after different sites in Stamford in the hope of generating interest for indoor leisure options for young people of the town. Discussions of lack of facilities in Stamford were had, as well as upgrading facilities in the Recreation Ground and the Shack. Cllr Devereux requested that the committee look into creating a working group where like-minded people to look into what could be done regarding proposing projects to benefit all residents of Stamford.

Proposal 4 - It was **RESOLVED** to set up standing orders in terms of reference for a planning committee working group.

Proposed by Cllr Devereux		
Seconded by Cllr Wheeler		
In Favour	4	Cllrs Brewin, Devereux, Rayside & Wheeler
Against		
Abstentions		
MOTION CARRIED		

PC/25/101-Closure

There being no further business, the meeting was closed at 8:44pm.

Date of next meeting – Tuesday, 03 February 2026

These minutes are subject to confirmation at the next meeting.

Signed on behalf of the Town Council as a true record of the meeting.

Signature

Date

Title	Date Registered	Type of Permission	Applicant	Site Address	Development Description	Representation by	Observations on Application	Large Observation Comments
S25/1814	29/09/2025	Householder	Mr Michael Pape	2 Fitzwilliam Road Stamford Lincolnshire PE9 1DF	Erection of new fence	01/01/2026	No objections	extension requested 10.12.2025
S25/2088	03/12/2025	Full Planning Permission	Simon Boon Homes Ltd	Land Off Kettering Road Stamford PE9 2JS	Section 73 application to vary condition 2 (approved plans) of S20/0908 (Erection of 3 detached houses) to add dormers to front elevation, amend dormer design to rear, Bi-fold doors omitted from south side of garden room and altered to dining room in addition to previously approved amendments	08/01/2026	No objections	
S25/2101	20/10/2025	Lawful Development (Proposed)	Kevin Olivier	5 Priory Gardens Stamford Lincolnshire PE9 2EG	Proposed single storey rear extension		No objections	
S25/2164	11/11/2025	Lawful Development (Existing)	James Tusting	Borderville Farm Ryhall Road Stamford Lincolnshire PE9 4QN	Lawful Development Certificate (existing) for the installation of part of the foul drainage system as per planning permission S22/0819	07/01/2026	No objections	
S25/2243	10/11/2025	Full Planning Permission	Acorn Childcare Centre Ltd	Malcolm Sargent Primary School Empingham Road Stamford Lincolnshire PE9 2SR	Erection of nursery building.	02/01/2026	This committee is happy to support this application	extension requested 10.12.2025 extension confirmed (8th Jan) on 12.12.2025
S25/2258	24/11/2025	Householder	Mr & Mrs Cook	56 Tinwell Road Stamford Lincolnshire PE9 2SD	Single storey rear extension and new double garage with first floor home office	28/12/2025	This committee has no objection to this application as long as the extension remains ancillary to the main dwelling.	extension requested 09.12.2025
S25/2271	25/11/2025	Householder	Mr & Mrs Warren	5 Rutland Terrace Stamford Lincolnshire PE9 2QD	External and internal alterations to listed building, including replacement roof to single storey extension, new and replacement fenestration, and partial render to rear elevation. Installation of railings to front garden wall	28/12/2025	The committee agrees with the application however request that the replacement timber double glazed windows should reflect and uphold the integrity of the terrace.	extension requested 09.12.2025
S25/2272	25/11/2025	Listed Building Consent	Mr & Mrs Warren	5 Rutland Terrace Stamford Lincolnshire PE9 2QD	External and internal alterations to listed building, including replacement roof to single storey extension, new and replacement fenestration, and partial render to rear elevation. Installation of railings to front garden wall	28/12/2025	The committee agrees with the application however request that the replacement timber double glazed windows should reflect and uphold the integrity of the terrace. Refer to SKDC conservation officer.	extension requested 09.12.2025
S25/2308	01/12/2025	Lawful Development (Proposed)	Panagiotis Katranitsas	21 Gainsborough Road Stamford Lincolnshire PE9 1DH	Proposed installation of an air-source heat pump (ASHP) on the rear elevation		This committee is happy to support this application	

S25/2310	01/12/2025	Discharge of Conditions (Planning)	Peter Halfpenny	Priory Road Stamford	Submission of details reserved by condition 10 (boundary treatment) of planning permission S22/0683	01/01/2026	Defer to SKDC case officer	extension requested 09.12.2025 extended to 09.01.2026 on the 11.12.2025
S25/2316	01/12/2025	Full Planning Permission (major)	N/A	Unit 3 Markham Retail Park Ryhall Road Stamford Lincolnshire PE9 1UG	S73 application to vary Conditions 2 (Gross internal floorspace), 4 (Hours restriction for units 2-5), 5 (Hours restriction for unit 1) and 6 (Movement of delivery vehicles) of planning permission reference S21/1464 (Section 73 application for variation of condition 2 attached to planning permission S20/2200 to enable the sale of food from an increased quantum of floorspace)	08/01/2026	No objections	
S25/2321		Listed Building Consent	Mr John Trotter	Stamford Walk St Mary's Street Stamford Lincolnshire PE9 2JE	Section 19 application to vary condition 3 (archaeological investigation) of listed building consent S25/1236 (Proposed conversion of existing building to three two-bed and one three-bed properties, including internal sub-division and demolition of existing walls).Application Reference Number: S25/1236 Date of Decision: 31/10/2025Condition Number(s): 3 Notwithstanding the approved written scheme of investigation, prior to any works to the roof structure commencing, an additional written scheme of archaeological investigation must have been submitted to and approved in writing by the Local Planning Authority in relation to the a provision for recording the roof structure within the site prior to their alteration.The works must then be carried out in line with the written scheme of investigation.Conditions(s) Removal:Works to the roof have been completed on site prior to the discharge of this same condition from a previous permission, S23/2059.The attached document "TBB25 WSI V.1 Draft" (Level 2 Historic Building Recording, The Black Bull) is still waiting final comment from Lincolnshire Archaeology from the previous application.As the same information is pertinent to both applications and that S25/1236 supersedes S23/2059, we are submitting this as it stands.Conditioner to be discharged and removed.	08/01/2026	This committee objects to this application in line with the comments from the SKDC conservation officer.	

S25/2324	02/12/2025	Full Planning Permission (major)	Mr P Halfpenny	Burghley House Pres Trust Priory Road Stamford Lincolnshire PE9 2EU	Section 73 application to vary Condition 19 (retirement accommodation only) of planning permission S24/0435	01/01/2026	No objections	Extension requested 10.12.2025
S25/2325	02/12/2025	Householder	Mr Robert Smith	17 Caithness Road Stamford Lincolnshire PE9 2TE	Single storey side and rear extensions to dwelling and associated internal alterations.	02/01/2026	No objections	extension requested 11.12.2025
S25/2340	03/12/2025	Discharge of Conditions (Planning)	Mr Roger Bradshaw	The Corn Exchange Broad Street Stamford Lincolnshire PE9 1PX	Submission of details reserved by condition 3 (scheme of archaeological investigation) of planning permission 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.)	31/12/2025	Defer to SKDC conservation officer	extension requested 09.12.2025
S25/2347	03/12/2025	Full Planning Permission	Ms Izzi Henderson	Welland Mews Water Street Stamford PE9 2LW	Replacement of existing timber and UPVC windows with aluminium and UPVC windows, replacement of timber cladding with fibre cement plank cladding, replacement of timber soffit and fascia boards with UPVC and replacement rainwater goods.	09/01/2026	This committee has no objections to this application.	extension requested 10.12.2025 extended to 09.01.2026 on the 11.12.2025
S25/2348	03/12/2025	Listed Building Consent	Ms Izzi Henderson	Welland Mews Water Street Stamford PE9 2LW	Replacement of existing timber and UPVC windows with aluminium and UPVC windows, replacement of timber cladding with fibre cement plank cladding, replacement of timber soffit and fascia boards with UPVC and replacement rainwater goods.	08/01/2026	This committee has no objections to this application. Defer to SKDC conservation officer.	
S25/2350	03/12/2025	Householder	Mr Joe Eggins	81 Casterton Road Stamford Lincolnshire PE9 2UE	External alterations to dwelling including change to single storey rear extension roof form; repositioned roof lights; replaced first floor bedroom window with dormer window, and associated internal alterations.	02/01/2026	No objections	extension requested 11.12.2025
S25/2365	05/12/2025	Householder	Mr & Mrs Wotherspoon	193 Casterton Road Stamford Lincolnshire PE9 2YA	Demolition of existing garage, and erection of two storey front extension, single storey rear and side extension	03/01/2026	No objections	extension requested 11.12.2025
S25/2368	05/12/2025	Householder	Mr & Mrs Ingrid and Stephen Uden	32 Casterton Road Stamford Lincolnshire PE9 2YL	Installation of replacement of windows and rear door	03/01/2026	This committee objects to this application. We would like to see the replacement windows and doors to be like for like timber to maintain the aesthetics of the street scene of the terrace.	extension requested 18.12.2025
S25/2370	05/12/2025	Discharge of Cond(s) Listed Building	Mr Roger Bradshaw	The Corn Exchange Broad Street Stamford Lincolnshire PE9 1PX	Submission of details reserved by condition 4 (samples of the materials) of planning permission S24/2148	08/01/2026	Defer to case officer	

S25/2388	09/12/2025	Householder	Mrs Curran Netherthorpe	11 Austin Street Stamford Lincolnshire PE9 2QR	The insertion of a replacement window within an enlarged opening.	10/01/2026	No objections
S25/2389	09/12/2025	Listed Building Consent	Mrs Curran Netherthorpe	11 Austin Street Stamford Lincolnshire PE9 2QR	The insertion of a replacement window within an enlarged opening.	10/01/2026	No objections
S25/2393	09/12/2025	Householder	Mr Jason Atkinson	9 Witham Close Stamford Lincolnshire PE9 1SG	Retrospective application for the construction of an outbuilding located in the rear garden.	10/01/2026	This committee has no objections to this application as long as the outbuilding remains ancillary to the main dwelling.
S25/2404	11/12/2025	Trees in CA - Section 211 Notice	Penfield	2 All Saints Place Stamford Lincolnshire PE9 2AG	Section 211 notice to trim Holly tree (T1) and reduce Yew tree (T2).		No objections. Defer to SKDC arborculturalist
S25/2401	11/12/2025	Full Planning Permission	Interim Capital Projects Officer Peter Withers	Car Park Scotgate Stamford Lincolnshire PE9 2YB	Gabion structural support of existing retaining wall with repairs/rebuilding of existing buttress walls.	27/01/2026	No objections
S25/2410	12/12/2025	Discharge of Cond(s) Listed Building	Mr Richard Evans	Stamford And Rutland Hospital Ryhall Road Stamford Lincolnshire PE9 1UA	Submission of details reserved by condition 3 (scheme of archaeological building recording in accordance with WSI) of planning permission S25/1083 - Listed building consent for the conversion of the infirmary and casualty ward together with associated demolition and external alterations to form 11no. dwellings (Use Class C3).	27/01/2026	No objections. Defer to SKDC conservation officer
S26/0002	05/01/2026	Trees in CA - Section 211 Notice	Kieran Keane	12 Lambert Mews Stamford Lincolnshire PE9 2GL	Section 211 notice to reduce Crab-Apple tree.		No objections. Defer to SKDC arborculturalist