



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Planning Committee

30 September 2020



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 30 September 2020 that was received after the Agenda was published.

S20/0955

Proposal: Erection of a food retail store (Class A1) with associated access, car parking, servicing and landscaping

Site Address: Land at Uffington Road, Stamford

Summary of Information Received: Clarification of approved drawings. Additional comments received in respect of amended drawings.

Historic England: Raise no objections to the proposal

Lincolnshire Police: Raise no objections to the proposal

Environmental Protection Officer: Request that a condition be imposed that requires further contaminated land sampling prior to commencement of development.

Environment Agency: Recommend that a condition be imposed to ensure that contaminated land is dealt with appropriately.

Additional representations from local resident making the following comments:

We are against this application for the following reasons:

1. Stamford does not require another supermarket. We have the whole compliment of them.
2. Neither SKDC Planners nor Lincolnshire Traffic Planners have validated the traffic generation and proximity of an intersection so close to Morrison Roundabout and entry to an Ancient bridleway closure of which could cause a major catastrophe (Leakage of Sewerage from Anglian Water Pumping Station)
3. Having allowed building on Ryhall Road connection with Uffington Road, there is no chance of Traffic being directed to the East/West Bypass.
4. The building is oppressive, out of scale with the leafy surroundings, will create a ghetto. Only advantage is for SKDC to collect more rates
5. Are people of Stamford going to lose more life to prove that like the roundabout at the A1. This is a useless idea.

Officer comment:

The approved drawings condition has been slightly amended to reflect the most recent drawings that have been considered.

A contaminated land condition (condition 9) is proposed as part of the recommendation that will address the comments of the Environment Agency and the Council's Environmental Protection Officer.

The comments received from a local resident have been addressed within the officer's report. The Highway Authority has robustly assessed this proposal and are satisfied that this development will not have an adverse impact upon highway safety. The observations about the use of the bypass, and the effectiveness of the A1 roundabout are not directly relevant to the consideration of this application.

Changes to Recommendation: The recommendation remains to approve the application but with condition 2 (Approved Plans) amended as follows:

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- F18A31 - P001 - SITE LOCATION PLAN
- F18A31 - P002 EXISTING SITE PLAN TOPO
- F18A31 - P003 PROPOSED SITE PLAN Rev D
- F18A31 - P005 SITE SECTIONS
- F18A31 - P200 PROPOSED FLOOR PLAN
- F18A31 - P201C PROPOSED ELEVATIONS
- F18A31 - P202 PROPOSED ROOF PLAN

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.