



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

19 February 2026

S25/2401

Proposal

Location

Applicant

Agent

Reason for Referral to Committee

Key Issues

Gabion structural support of existing retaining wall with repairs/rebuilding of existing buttress walls.

Car Park, Scotgate, Stamford, Lincolnshire, PE9 2YB

South Kesteven District Council

Chartered Building Surveyor Jeff Cook

Applicant is a member of staff

Impact on the character and appearance of the area

Impact on neighbouring amenities

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Stamford St Mary's

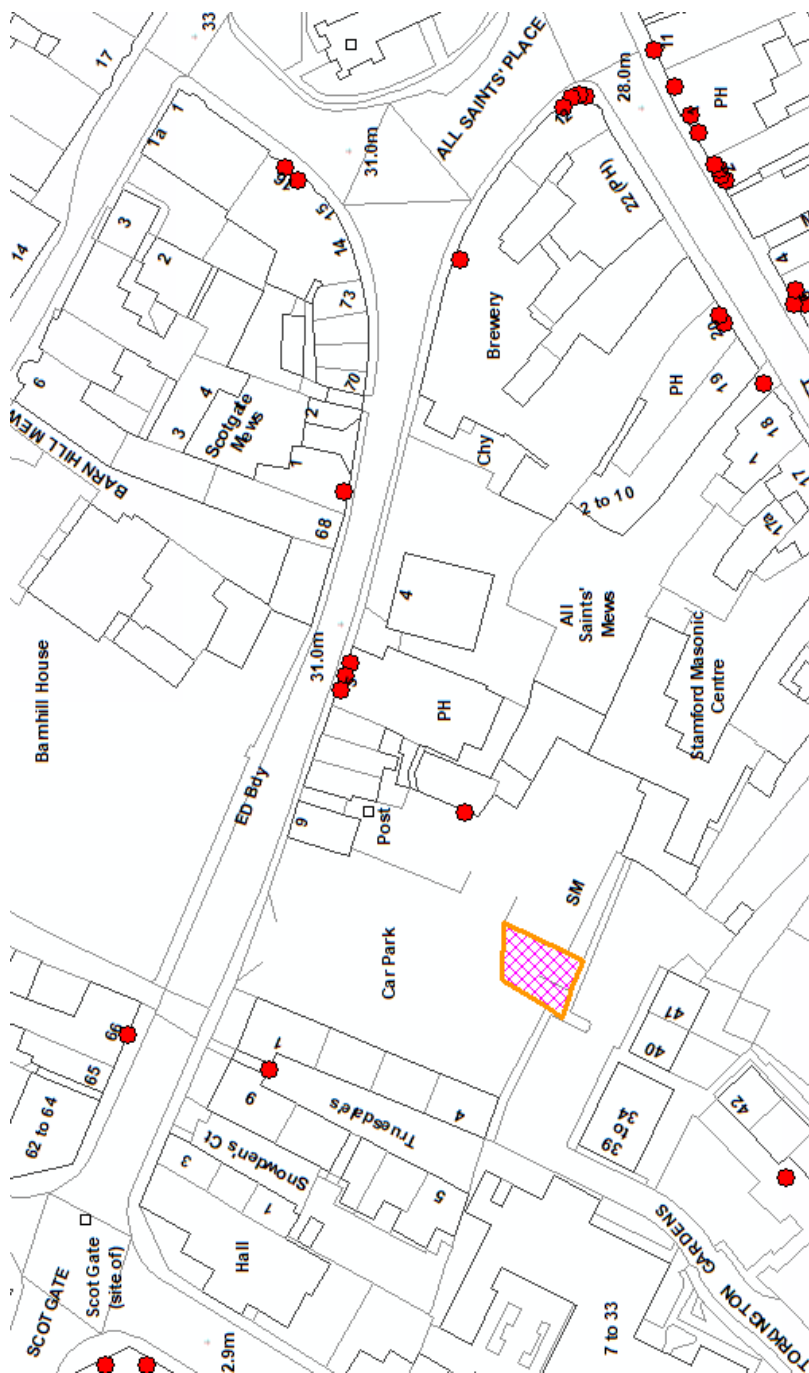
Reviewed by:

Adam Murray – Principal Development Management Planner

09 February 2026

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.



Key



Application
Boundary



1 Description of Site

The application site is a car park situated to the west of Scotgate to the north of Stamford town centre. The car park is bordered by a retaining wall holding the car park and land to the west, approximately 3 metres above. The wall is constructed of stone and has alterations over the years. There were previously buildings built into the wall, the remains of which are believed to have been used to create buttresses to hold the wall in place. These buttresses are no longer providing enough support to the retaining wall. The car park is situated within the Stamford Conservation Area in the Medieval Core Character Area.

2 Description of proposal

- 2.1 The application proposes the installation of a gabion structure to support the existing retaining wall and undertake repairs to the existing buttresses as part of the works.

3 Relevant History

- 3.1 No relevant planning history

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036**
Policy DE1 - Promoting Good Quality Design
Policy SD1 – The Principles of Sustainable Development in South Kesteven
Policy EN6- The Historic Environment
- 4.2 **Stamford Neighbourhood Plan**
- 4.3 **National Planning Policy Framework (NPPF)**
Section 12 - Achieving well-designed places
Section 9 - Promoting sustainable transport
Section 16- Conserving and Enhancing the Historic Environment

5 Representations Received

- 5.1 **Lincolnshire County Council Highways:**
 - 5.1.1 No objections
- 5.2 **Parish Council**
 - 5.2.1 No objections
- 5.2.2 **Historic England**
 - 5.2.3 No comments made
- 5.2.4 **SKDC Conservation Officer**
- 5.2.5 The works proposed are of minimal intervention and will not require substantial alterations to the existing retaining wall. The use of gabions will still result in a stone structure appearance. Condition should be added saying that a sample of the stone to go in the

gabions should be provided before work is commenced. The application form suggests three different types of stone; limestone, granite and gritstone could be used. It is preferred that limestone should be used as this is the local stone and will fit in more visually with the wall as well as the local vernacular architecture of Stamford. The proposed works to repoint and repair the buttresses is welcome. To conclude, the scheme is heritage-led and looks to minimise the intervention with the historic wall by helping to support the wall externally with the least physically and visually intrusive solution possible. Thus, the proposal is in accordance with South Kesteven District Councils Local Plan Policies DE1: Promoting Good Quality Design and EN6: The Historic Environment as well as Chapter 16 of the NPPF.

6 Representations as a Result of Publicity

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

7 Evaluation

- 7.1 The proposal relates to the installation of gabion structural support of existing retaining wall with repairs/rebuilding of existing buttress walls. This proposal is considered to be acceptable in principle and in accordance with Policy SD1 (The Principles of Sustainable Development in South Kesteven) of the adopted Local Plan subject to assessment against site specific criteria. These include the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

7.2 Impact on the character and appearance of the area

- 7.2.1 The proposal would be visible from the street scene; however, the proposal would be minimal and would support the wall externally with the least physically and visually intrusive solution possible.
- 7.2.2 The installation of gabions would ensure the wall would be in a stone structure appearance, but a condition will be attached for a sample of these materials to ensure the materials would not be out of character.
- 7.2.3 The proposed works to repoint and repair the buttresses is welcome.
- 7.2.4 Therefore, there would be no unacceptable visual impact caused on the character and appearance of the area or Conservation Area, subject to conditions.
- 7.2.5 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling, street scene and surrounding context in accordance with the NPPF Section 12 and 16, Policy DE1 and EN6 of the Local Plan and the Stamford Neighbourhood Plan.

7.3 Impact on the neighbours' residential amenities

7.3.1 The proposed works would be to an existing wall and would be a sufficient separation distance from neighbouring properties. Therefore, the proposal would not cause any unacceptable adverse impact to neighbouring amenities.

7.3.2 Taking into account the nature of the proposal, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, Policy DE1 of the Local Plan and the Stamford Neighbourhood Plan.

7.4 Highways Impact

7.4.1 Lincolnshire County Highways were consulted and returned no objections to the proposal.

7.4.2 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

8 Crime and Disorder

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Conclusion

10.1 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9, 12 and 16) Policy DE1 and EN6 of the South Kesteven Local Plan and the Stamford Neighbourhood Plan.

11 Recommendation

11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Time Limit for Commencement

1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

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

- i. Location Plan – Date received: 11/12/2025.
- ii. Schedule of Works- Date received: 12/12/2025.

Unless otherwise required by another condition of this permission.

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

During Building Works

- 3) Before any of the works on the external elevations for the development hereby permitted are begun, samples of the materials to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. This application is exempt due to being de minimis.

Site Location Plan



Proposed Elevation Plans

