

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Thursday, 2 February 2023 at 1.00 pm
Council Chamber - Council Offices,
St. Peter's Hill, Grantham. NG31 6PZ

Agenda Supplement

4. **Application S22/1953** (Pages 3 - 5)
- Proposal:** Two-storey classroom extensions to existing science block and additional external staircases.
- Location:** Stamford School, St. Paul's Street, Stamford, PE9 2BE
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission subject to conditions
5. **Application S22/1828** (Pages 7 - 9)
- Proposal:** Siting of residential log cabin structure to be occupied in connection with petting farm use
- Location:** Tiny Steps Petting Farm, Park Wood Road, Thurlby, PE10 0EL
- Recommendation:** To authorise the Assistant Director – Planning to REFUSE planning permission
6. **Application S22/1718** (Pages 11 - 13)
- Proposal:** Outline application for redevelopment of site for mixed use development comprising of Class C3(a) (Residential) and Class E(c)(ii) (Office) (Appearance, Layout and Scale for Approval)
- Location:** Ross Thain & Co LTD, Belton Street, Stamford
- Recommendation:** To authorise the Assistant Director to GRANT planning permission, subject to conditions and completion of a Section 106 Agreement.

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Planning Committee

2 February 2023

Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 2 February 2023 that was received after the Agenda was published.

S22/1953

Proposal: Two storey classroom extensions to existing science block and additional external staircases.

Site Address: Stamford School, St Pauls Street, Stamford, PE9 2BE

Additional Information Received

- Comments from Stamford Civic Society

Further Consultation Response

“We welcome the Archaeological WSI with its proposals. But, the proposal to still remove G002 and T006 without any further landscaping proposals should be addressed either before or as a condition of any permission. Our previous evaluation of being underwhelmed by the quality and imagination of this scheme remains. This could have been an opportunity to integrate the existing building with the “tin can” third floor with the extensions. Instead, the proposal feels like a series of temporary “Portacabins” tacked on at either end with cladding added as a disguise.”

Officer Evaluation

Stamford Civic Society’s additional comments largely reflect the previous comments received. The Officer’s recommendation includes a proposed replacement planting and soft landscaping condition, which would require details of any mitigating works to be provided to the Local Planning Authority for approval. This addresses the landscaping points raised by the Civic Society.

In response to the comments regarding the existing school building, the Local Planning Authority can only consider works included within the proposal and cannot insist the school makes alterations to the existing building if this does not form part of the proposal.

S22/1828

Proposal: Siting of residential log cabin structure to be occupied in connection with petting farm use

Site Address: Tiny Steps Petting Farm, Park Wood Road, Thurlby

Additional Information Received

- 2 letters of objection received from members of the public during the formal consultation period, which have raised the following material considerations:
 - Objection to the principle of the development due to insufficient need for a dwelling to be provided on site.
 - Insufficient financial evidence to support the case that the business is viable and, therefore can support a dwelling.

Officer Evaluation

As detailed in the main report, the Applicant has submitted a statement of Essential Need for the proposed dwelling, which has been accompanied by an appropriate business case including details of income and expenditure realised and projected. This information has been independently reviewed on behalf of the Local Planning Authority, and a full copy of the Review Report has been appended to the Committee Report. The matters raised within the representations have been discussed in detail within the report, and do not alter the conclusions on the principle of development.

S22/1718

Proposal: Outline application for redevelopment of site for mixed use development comprising of Class C3(a) (Residential) and Class E(c)(ii) (Office) (Appearance, Layout and Scale for Approval)

Site Address: Ross Thain & Co LTD, Belton Street, Stamford

Additional Information Received

- Revised Proposed Site Layout Plan

Officer Comments

Following publication of the Planning Committee Agenda, the Applicant has submitted a revised Proposed Site Plan which addresses some minor inconsistencies between the previously submitted plan and the Proposed Block Plan. The amendments made to the Proposed Site Layout do not alter the previous conclusions of the Officer Report, and it should be noted that the comments provided by the statutory consultees were based on the Proposed Block Plan and, therefore remain valid.

As such, the recommendation remains as per the Officer Committee Report with the exception of the Approved Plans condition which is proposed to be updated to reference the latest revision of the Proposed Site Layout Plan as follows:

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans (in relation to the scale, appearance and layout only):
 - i. Proposed Block Plan (Ref: 1298/03/Rev F)
 - ii. Proposed Site Layout (Ref: 1298/04/Rev C)
 - iii. Proposed Block A Floor Plan (Ref: 1298/05/Rev C)
 - iv. Proposed Block B Floor Plan (Ref: 1298/06/Rev B)
 - v. Proposed Elevation Plan – Belton Street / Gas Street / Tenter Lane (Ref: 1298/07/Rev D)
 - vi. Proposed Elevation Plan – Internal Courtyard (Ref: 1298/08/Rev C)
 - vii. Site Section Plan (Ref: 1298/09/Rev C)

Unless otherwise required by another condition of this permission.

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

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