

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Thursday, 3 July 2025 at 1.00 pm
Council Chamber - Council Offices,
St. Peter's Hill, Grantham. NG31 6PZ

Committee Members: Councillor Charmaine Morgan (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Patsy Ellis, Councillor Paul Fellows, Councillor Tim Harrison, Councillor Gloria Johnson, Councillor Vanessa Smith, Councillor Sarah Trotter, Councillor Mark Whittington and Councillor Paul Wood

Agenda

This meeting can be watched as a live stream, or at a later date, [via the SKDC Public-I Channel](#)

- 1. Register of attendance and apologies for absence**
- 2. Disclosure of interests**
Members are asked to disclose any interests in matters for consideration at the meeting
- 3. Minutes of the meeting held on 12 June 2025** (Pages 3 - 32)

Planning matters

To consider applications received for the grant of planning permission – reports prepared by the Case Officer.

The anticipated order of consideration is as shown on the agenda, but this may be subject to change, at the discretion of the Chairman of the Committee.

- 4. Application S25/0258** (Pages 33 - 65)
- Proposal:** Application for the approval of reserved matters relating to appearance, landscaping, layout and scale for a mixed-use development comprising light industrial units (Use Class 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 S20/205
- Location:** Land to the north of Barnack Road, Stamford
- Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions
- 5. Application S25/0259** (Pages 67 - 95)
- Proposal:** 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
- Location:** Land to the north of Barnack Road, Stamford
- Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions
- 6. Application S25/0296** (Pages 97 - 127)
- Proposal:** Application for the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of 150 residential units (Use Class C2), together with ancillary care, communal and wellbeing facilities pursuant to outline planning permission S20/2056
- Location:** Land to the north of Barnack Road, Stamford
- Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions
- 7. Application S25/0553** (Pages 129 - 138)
- Proposal:** Dormer to side elevations of previous extension
- Location:** The Conifers, School Lane, Old Somerby, Lincolnshire, NG33 4AQ

Recommendation: To authorise the Assistant Director – Planning & Growth to REFUSE planning permission.

8. **Any other business, which the Chairman, by reason of special circumstances, decides is urgent**

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Meeting of the Planning Committee

Thursday, 12 June 2025, 1.00 pm



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Charmaine Morgan
(Chairman)
Councillor Penny Milnes (Vice-Chairman)
Councillor Harrish Bisnauthsing
Councillor Pam Byrd
Councillor Paul Fellows
Councillor Tim Harrison
Councillor Vanessa Smith
Councillor Sarah Trotter
Councillor Mark Whittington
Councillor Paul Wood
Councillor Helen Crawford

Other Members present

Councillor Phil Dilks
Councillor Richard Cleaver
Councillor Rhea Rayside
Councillor Virginia Moran

Officers

Emma Whittaker, Assistant Director
(Planning & Growth)
Debbie Roberts, Head of Corporate
Projects, Policy and Performance
Phil Jordan, Development Management
& Enforcement Manager
Adam Murray, Principal Planning Officer
Kevin Cartwright, Senior Planning Officer
Joshua Mann, Democratic Services
Officer
Debbie Wetherill, Development
Management Planner
Alex McDonough, Assistant
Development Management Planner

1. Register of attendance and apologies for absence

Apologies for absence were received from Councillor Gloria Johnson, substituted by Councillor Helen Crawford.

Apologies were also received from Councillors David Bellamy and Patsy Ellis.

2. Disclosure of interests

Councillor Mark Whittington noted in interest in application S25/0588 as he was related to the applicant. As such, Councillor Whittington agreed to leave the Chamber for this item.

Councillor Harrish Bisnauthsing noted that he was the ward Councillor for application S24/2198 but would approach the application with an open mind.

Councillor Sarah Trotter noted that she was the ward Councillor and had previously engaged with the applicant of application S25/0588, however, would approach the application with an open mind.

Councillor Pam Byrd noted that she was the ward Councillor for application S24/2110 but would approach the application with an open mind.

The Chairman clarified that South Kesteven District Council (SKDC) was either the applicant or owner of the land in relation to applications S24/2100 and S25/0471. Despite this, the Committee was trained to remain independent and open minded.

3. Minutes of the meeting held on 8 May 2025

The minutes of the meeting held on 8 May 2025 were AGREED as an accurate record.

4. Application S24/2103

Prior to the commencement of the item, the meeting adjourned for five minutes to allow Members to consider the supplementary papers.

Proposal: Change of residential dwelling (Use Class C3) to a small care home for 2no. children (Use Class C2)

Location: 6, Dunster Close, Grantham, Lincolnshire

Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session from:

Against:

Svetlana Degnan
Charlotte Stewart
(Written statements were provided in the supplementary papers from three residents)

Applicant:

Wayne Brankin

Together with:

- SKDC Local Plan 2011 – 2036
- National Planning Policy Framework (NPPF)
- Representations received from LCC Highways & SuDS Support
- Representations received from Environmental Protection
- Representations received from Lincolnshire Police
- Representations received from Lincolnshire County Council Children's Care (Senior Commissioning Officer).

During questions to public speakers, Members commented on:

- Clarification was sought and confirmed that there were two disabled individuals and two elderly individuals living in the cul-de-sac.
- Access issues with tight parking would remain if the property was used as a typical residence.
- Members queried why the applicant had selected the site. The applicant confirmed that locations embedded in the local community were positive for the children in care to feel embedded in community themselves. Furthermore, there was sufficient parking with the garage and the parking outside the garage.
- It was confirmed the children at the site would be aged 8-18.
- The applicant was questioned whether they shared the parking and access concerns of neighbours and some Members. The applicant acknowledged the concerns but highlighted that staffing changeovers were designed to be minimal and they were accepting of this condition within the management plan.
- Members asked the applicant to address the concern of a resident that there would be light pollution from external overnight lighting. The applicant confirmed they had no intention of external overnight lighting, and this was not in place at their other sites.

During questions to officers and debate, Members commented on the following:

- It was queried and confirmed that such a condition requiring the garages to be used for parking rather than storage could be enforced.
- A Member commented that each house in the vicinity had a garage and if residents were concerned about parking then they could park in their garages.
- Concern was raised by a Member that the shared driveway totaled 23 meters in length, but the manual for streets advised against reversing any further than 12 meters.
- Members who had attended the site visit raised the need for a condition to provide appropriate landscaping to improve the privacy between the site and neighbouring properties.
- Whilst the applicant stated they had no intention of having the site lit at night members felt it appropriate to condition this to protect the amenity of neighbours.

At 14:08, the meeting adjourned for two minutes due to a technical issue.

- The Chairman commented that the application's accompanying management plan would afford greater control to residents than they would have if a large family moved into the house, facing the same access challenges.
- A Member commented that they felt the change of use from residential to business was detrimental to the character of the area.
- The Planning Officer noted that conditions relating to the staff changeover times could be incorporated into the management plan.

Following discussions, with the landscaping amendment incorporated, it was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth 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 planning application form, and with the following list of approved plans:

- i. The Location Plan – DK246_LP Rev A.
- ii. Existing and Proposed Site Plan – DK246_300 Rev A.
- iii. Proposed Ground Floor Plan -DK246_301
- iv. Proposed First Floor Plan -DK246_302

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

Prior to the commencement of the use hereby permitted, details of strategic soft landscaping works to the rear garden area shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);

iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and to protect the amenity of neighbouring occupiers and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

3. The garage on site shall be available for the parking of vehicles at all times that the use, hereby permitted, is in operation.

Reason: To ensure adequate parking provision on the site.

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without modification) the premises shall be used only as a children's care home for up to two children and for no other purpose (including any other use falling within Class C2 of the Order).

Reason: To ensure that the development operates as assessed.

5. Notwithstanding the submitted details, before the development hereby permitted is occupied, a site management plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Management Plan shall include, but shall not be limited to, the following details:

- o Staff numbers
- o Ratio of children to staff
- o Supervision arrangements for occupants on and off site
- o Shift patterns
- o Staff parking management
- o Additional service requirement (including any scheduled visits for education or healthcare purposes)

Thereafter, the approved Site Management Plan shall be implemented prior to first use and shall be strictly adhered to throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the safety and amenity of the occupiers, and to protect the residential amenity of neighbouring properties, as required by Policy DE1 of the South Kesteven Local Plan.

6. No external lighting shall be installed on site unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenity of neighbouring occupiers.

7. Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

5. Application S24/2110

Proposal: Erection of 11 dwellings with associated access, parking and landscaping

Location: Wellington Way, Market Deeping, Lincolnshire, PE6 8LW

Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and completion of a Unilateral Undertaking.

Noting comments in the public speaking session by:

For: Stephen Hepworth (Agent)

Together with:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020)
- Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)
- National Planning Policy Framework (NPPF) (Published September 2023)
- The Deepings Neighbourhood Plan (Made June 2021)
- Representations received from Market Deeping Town Council
- Representations received from Anglian Water
- Representations received from Cadent Gas
- Representations received from Lincolnshire Fire & Rescue Service
- Representations received from Lincolnshire County Council (Education)
- Representations received from NHS Lincolnshire ICB
- Representations received from National Grid
- Representations received from LCC Highways & SuDS Support
- Representations received from SKDC Environmental Protection Officer
- Representations received from SKDC Urban Design Officer
- Representations received from SKDC Planning Policy Officer
- Representations received from The Deepings Neighbourhood Plan Group
- Representations received from Lincolnshire Wildlife Trust
- Representations received from Heritage Lincolnshire

- Representations received from Heritage England.

During questions to public speakers, Members commented on the following:

- It was queried whether the properties produced would be allocated to SKDC social housing stock or sold on the private market. It was confirmed that they would become SKDC social housing stock.
- The agent confirmed that tree planting would be used for screening.
- It was also confirmed that the provision for solar panels was included within condition 8.

During questions to officers and debate, Members commented on the following:

- It was queried whether Section 106 funding could be used for the remaining open space. The Planning Officer acknowledged that this could be a discussion outside of the meeting.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth 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 Drg. No 010-(PL)-9026 received 6 December 2024
- ii. Amended Proposed Site Layout Plan Drg. No 003-(PL)-9026 P01 received 2 June 2025
- iii. Proposed 1B2P Flat Elevations Drg. No 204-(PL)-9026 received 6 December 2024
- iv. Proposed 2B3P Flat Elevations Drg. No 203-(PL)-9026 received 6 December 2024
- v. Proposed Terraced House Elevations Drg. No 202-(PL) 9026 received 6 December 2024
- vi. Proposed Semi Detached Elevations Drg. No 201-(PL)-9026 received 6 December 2025
- vii. Proposed 1B2P Flat Plans Drg. No 104-(PL)-9026 received 6 December 2024

- viii. Proposed 2B3P Flat Plans Drg. No 103-(PL)-9026 received 6 December 2024
- ix. Proposed Terraced House Plans Drg. No 102-(PL)-9026 received 6 December 2024
- x. Proposed Semi Detached Plans Drg. No 101-(PL)-9026 received 6 December 2024
- xi. Proposed Roof Plan Drg. No 002-(PL)-9026 received 6 December 2024
- xii. Existing And Proposed Site Sections Drg. No 301-(PL)-9026 received 6 December 2024
- xiii. Existing And Proposed Site Sections Drg. No 302-(PL)-9026 received 6 December 2024

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.
Before the Development is Commenced

2) No development, including demolition of buildings hereby approved, shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:

- a. Construction and delivery hours
- b. The phasing of the development, including access construction
- c. The on-site parking of all vehicles of site operatives and visitors
- d. The on-site loading and unloading of all plant and materials.
- e. The on-site storage of all plant and materials used in constructing the development.
- f. Dust suppression measures
- g. Wheel washing facilities
- h. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: In the interests of the residential amenity of the neighbouring properties.

3. Before any part of the development hereby permitted is commenced, a surface water drainage scheme shall have first been submitted to, and

approved in writing by, the Local Planning Authority. The submitted scheme must:

- i. Be based on the results of evidenced groundwater levels and seasonal variations.
- ii. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- iii. Provide flood exceedance routing for storm events greater than 1 in 100 year
- iv. Where necessary, provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
- v. Where necessary, provide attenuation details and discharge rates which shall be restricted to the greenfield runoff rate
- vi. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- vii. Provide details of how the scheme will be maintained and managed for the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no part of the development shall be occupied / brought into use until the approved scheme has been completed or provided on site in accordance with the approved phasing.

The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

5) Where required by Condition 4, before the development hereby permitted commences, a priority risk assessment for the proposed outfall location, in accordance with DMRB CD535 and informed by a pre-construction condition survey, shall be submitted to and approved in writing by the Local Planning Authority. If identified as necessary following the priority culvert risk assessment, a mitigation scheme for the proposed outfall location should be submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation works shall be completed in accordance with the approved scheme prior to the commencement of development.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

During Building Works

6) Before works to erect any external lighting associated with the development hereby permitted are commenced, details of the lighting including an external lighting plan, levels of illumination and hours of operation shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

7) Before the development hereby permitted is commenced, a noise management plan for the dwellings shall have been submitted to and approved by the Local Planning Authority. The mitigation measures detailed within the management plan shall be implemented prior to occupation and shall remain in place in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

8) No development above damp-proof course shall take place until details demonstrating how the proposed dwelling would comply with the requirements of Local Plan Policy SB1 and SD1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency; and the provision of electric car charging points.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwelling hereby permitted.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1.

9) Before any part of the development hereby permitted is commenced, a site-specific Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a scheme making available 2 free annual travel passes per dwelling for the first year of their occupation. Thereafter, the Travel Plan shall be implemented in accordance with the approved details prior to first occupation and shall be in place / action in accordance with the approved timescales.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and there is a reduced dependency on the private car for journeys to and from the development.

10) Before any part of the development hereby permitted is commenced, an Estate Road Phasing and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and the standards to which the estate roads will be completed during the construction period of the development.

Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

Before the Development is Occupied

11) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved drawings unless otherwise agreed in writing by the Local Planning Authority.

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

12) Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works (as shown on the approved Planting Plan and Schedule Ref: D10503.001/Rev 01) shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

13) Before any dwelling hereby permitted is occupied, the acoustic mitigation measures identified within the Noise Management Plan shall have been completed and a Validation Report shall be submitted to, and approved in writing by, the Local Planning Authority, which demonstrates the scientific and technical effectiveness of the noise mitigation measures.

Thereafter, the acoustic mitigation shall be maintained and retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not give rise to any unacceptable impacts on residential amenity.

14) No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of a tactile pedestrian crossings to provide connections to the west of the site to Wellington Way has been certified complete by the Local Planning Authority.

Reason: To ensure safe means of connectivity to the permitted development.

Ongoing Conditions

15) Within a period of five years from the first occupation the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

6. Application S24/2198

Proposal: Outline application for up to 268 residential dwellings (Use Class C3), up to 80 bed care home (Use Class C2), local centre, and public open space with associated access, landscaping, drainage and infrastructure (Access for approval only)

Location: Land at Exeter Fields, Stamford

Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement.

Noting comments in the public speaking session by:

District Ward Councillor:	Councillor Richard Cleaver Councillor Susan Sandall (Written statement) Councillor Rhea Rayside (Written Statement)
Stamford Parish Councillor:	Councillor Barry Devereux
Against:	Carl Killgren
Applicant:	Andrew McPheat

Together with:

- South Kesteven Local Plan 2011-2036 (Adopted January 2024)
- Stamford Neighbourhood Plan 2016-2036 (Made July 2022)
- Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)
- National Planning Policy Framework (NPPF) (Published December 2023)
- South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)
- Representations received from Anglian Water
- Representations received from Cadent Gas
- Representations received from Heritage Lincolnshire
- Representations received from Lincolnshire County Council (Education)
- Representations received from Lincolnshire County Council (Highways & SuDS)
- Representations received from National Highways
- Representations received from NHS Lincolnshire Integrated Care Board
- Representations received from Peterborough City Council
- Representations received from SKDC Affordable Housing Officer
- Representations received from SKDC Environmental Protection
- Representations received from Stamford Civic Society
- Representations received from Stamford Town Council

During questions to Public Speakers, Members commented on the following:

- The District Councillor was questioned about the level of interest in the site as there was speculation amongst some Members that there had been a lack of interest. The District Councillor rebuked this.
- The comment was made that employment land around Stamford was particularly coveted given that Stamford was largely bordered by other local authorities.
- The Parish Councillor was questioned about the infrastructure in Stamford to support proposals should the application be successful. It was the view of the Parish Councillor that the infrastructure in Stamford would be insufficient. Speaking on behalf of Stamford Town Council, the Parish Councillor expressed that it was the priority of the Town Council for the site to remain as employment land.
- It was confirmed that Stamford had its own Neighbourhood Plan and whilst it was not known how the site was allocated within the Neighbourhood Plan, the site was categorised as being within the 'inner wheel' of the Plan.
- The agent confirmed that repeated and extensive efforts over the previous decade had been made to source a company interested in using the site for employment. These efforts included an intensive marketing campaign targeting both smaller, local businesses and

national businesses. Planning Officers verified that such efforts had been made.

- It was queried whether individual sections of the site had been advertised to small-medium sized enterprises, rather than the full site which would likely be unaffordable and unsuitable for them. The applicant confirmed this.
- The applicant confirmed that their commitment to facilitating a medical centre, should the NHS wish to utilise it, would last a minimum of three years from the date that planning permission was granted. Therefore, the applicant had been engaging with the Integrated Care Board. Confirmation was also given that the land had not previously been allocated for healthcare purposes.
- The applicant confirmed that the site would be completed in a single development phase.

It was proposed, seconded, and AGREED to extend the meeting until 17.30.

During questions to officers and debate, Members commented on the following:

- It was confirmed that the application had been assessed against the Local Plan and the Neighbourhood Plan.
- A Member commented that even if there was insufficient business interest currently, the land should be kept to futureproof for employment land opportunities in future should interest emerge.
- It was confirmed that the amenities and safety mitigation measures would be included within the phasing plan conditions.
- The location of the biodiversity net gain (BNG) was confirmed to be off-site, but immediately adjacent.
- It was queried whether a three-year period was sufficient for the Internal Care Board (ICB) to decide whether to implement a GP surgery on the site. Confirmation was given that three years was sufficient as too long could allow the ICB to move without haste.
- A member commented that whilst land allocated for employment was proposed now for mixed use with housing, the applicant had confirmed the provision of the care home and centre with shops and doctors surgery would provide employment and support small businesses
- A member commented that the applicant had clearly attempted to sell the land for employment use over a prolonged period of time but had been unsuccessful.
- A member commented that there is an elderly population in Lincolnshire and need for care home accommodation.
- A member noted the residents concerns that other applications had gone forward with communal amenities not provided with developers stopping just before key trigger points and queried if this could be conditioned. Officers confirmed that details of the phasing of the development would be secured by the proposed phasing condition.

- It was noted that the crossing near the school had not been provided as part of an earlier application and therefore should be provided in the first stage of this application. Officers were asked if this could be conditioned.

Following discussions, it was proposed, seconded, and **AGREED** to authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement.

Time Limit for Commencement

Time Limit for Commencement

1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission, or two years from the approval of the last reserved matters, which ever is the latter.

Reason: In order that development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

Time Limit for Reserved Matters

2) Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:

- i. Appearance
- ii. Layout
- iii. Landscaping
- iv. Scale

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended)

Approved Plans

Approved Plans

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

- a. Site Location Plan (Ref: COMU3000_01/Rev A)
- b. Proposed Site Access with Crossing Points and Bus Stops (Ref:

23/215/TR/003/Rev B)

Unless otherwise required by another condition of this permission.

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

Parameter Plan

4) *The development hereby permitted shall be carried out in accordance with the broad principles of the following plans:*

i. Parameter Plan (Ref: COMU3000_02/Rev G)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt, and to ensure that the development operates as assessed.

Before Development is Commenced

Phasing Plan

Prior to the determination of the first reserved matters application, a detailed phasing plan for the development demonstrating phasing of the construction of the development hereby approved, and the extent of each phase, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details, unless alternative phasing details are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development comes forward in a timely and co-ordinated manner.

Meeting All Housing Needs

Part M4(2) Details

5) Before any part of the development hereby permitted commences, a plan indicating the provision of 10% of the residential dwellings (Use Class C2) to be provided as Accessible and Adaptable in line with the standards set out in Part M4(2) of the Building Regulations shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be completed in accordance with the approved details and the dwellings shall be retained as such for the lifetime of the development.

Reason: To ensure that the development meets the needs of all future residents as required by Policy H4 of the adopted Local Plan.

Residential Amenity

Construction and Environmental Management Plan

6) Before the development hereby permitted is commenced, a detailed Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures to mitigate against the adverse effects of vehicular movements, noise, dust and vibration and means to manage drainage and ecological impacts during the construction stages of the development. The submitted CEMP shall include:

- i. Access construction and build routes
- ii. The hours of construction work and delivery hours
- iii. The parking of all vehicles and site operatives
- iv. The loading and unloading of all plant and materials
- v. The storage of all plant and materials used in constructing the development
- vi. Wheel washing facilities
- vii. The routing of all vehicles associated with the construction of the development, including any offsite routes for the disposal of excavated material.
- viii. A strategy stating how surface water will be managed during the construction stage and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction
- ix. Ecological Management Plan, including appointment of an Ecological Clerk of Works, and the implementation of Natural England licences as required.

Any variation to the approved CEMP shall be submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be strictly adhered to throughout the construction period.

Reason: To minimise the effects of the construction stage of the development on the amenity of existing residents, and to ensure that the proposed development does not result in any unacceptable adverse impacts on highways, drainage and ecological assets.

Noise Impact Assessment

7) As part of any reserved matters applications, a detailed Noise Impact Assessment considering the impact of the development and its location adjacent to the A1, shall be submitted to and approved in writing by the Local

Planning Authority. The Assessment must be carried out in accordance with current best practice and shall be based on up-to-date modelling of all noise sources.

Where necessary, the submitted Noise Assessment shall identify a scheme of acoustic mitigation or the submission of a Noise Management Plan, to ensure that internal and external noise levels meet the recommended professional standards.

Reason: To ensure that the proposed development does not give rise to any unacceptable impacts on residential amenity.

Access and Highways

Estate Road Phasing & Completion Plan

8) Before any part of the development hereby permitted is commenced, an Estate Road Phasing and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and the standards to which the estate roads will be completed during the construction period of the development.

Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

Travel Plan

9) Before any part of the development hereby permitted is commenced, a site-specific Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be in broad accordance with the approved Framework Travel Plan (Bryan G Hall) (June 2024) and shall include a scheme making available 2 free annual travel passes per dwelling for the first year of their occupation.

Thereafter, the Travel Plan shall be implemented in accordance with the approved details prior to first occupation and shall be in place / action in accordance with the approved timescales.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and there is a reduced dependency on the private car for journeys to and from the development.

Drainage

Surface Water Drainage

10) As part of any reserved matters application relating to layout, a surface water drainage scheme shall have first been submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme must:

- i. Be based on the results of evidenced groundwater levels and seasonal variations.
- ii. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- iii. Provide flood exceedance routing for storm events greater than 1 in 100 year
- iv. Where necessary, provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
- v. Where necessary, provide attenuation details and discharge rates which shall be restricted to the greenfield runoff rate
- vi. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- vii. Provide details of how the scheme will be maintained and managed for the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no part of the development shall be occupied / brought into use until the approved scheme has been completed or provided on site in accordance with the approved phasing.

The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

Site Levels and Groundworks Strategy

11) Prior to the determination of the 1st reserved matters application, a Groundworks Strategy detailing the existing and proposed site levels and land

profiling (areas of cut, areas of fill, mounding, shaping and contouring works), with reference to an off-site datum point, shall have been submitted to and approved in writing by the Local Planning Authority. Site Levels Plans shall then be submitted as part of each reserved matters application in broad accordance with the approved Groundworks Strategy.

Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development; and in the interests of visual and residential amenity.

Biodiversity / Ecology

Arboricultural Method Statement and Tree Protection Plan

12) Notwithstanding the submitted details, before the development hereby permitted is commenced, a detailed arboricultural method statement and tree protection plan for the protection of retained trees, including a tree protection programme for the provision and retention of trees within that phase, shall be submitted to and approved in writing by the Local Planning Authority. The method statement and plan shall meet with the standards set out in BS5837:2012 Trees in relation to Design, Demolition and Construction – Recommendations. The protection scheme and plan shall be completely implemented prior to site preparation and shall be retained in accordance with the approved programme, unless otherwise agreed in writing by the Local Planning Authority. The protection scheme must include details of all trees to be retained and positioning of tree protection fencing, and ground covers to create construction exclusion zones. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity, tree health and for the avoidance of doubt.

Ground Contamination

Land Contamination Risk Management Phase II Investigation

13) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:

- i. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the submitted desk based study; and if required

ii. A detailed scheme for remedial works (should such works be required) and measures to be undertaken to avoid risk from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 of the adopted Local Plan and guidance contained in the NPPF.

Archaeology

Archaeological Investigation

14) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

During Building Works

Climate Change

Sustainable Construction

15) No development above damp-proof course shall commence until a Sustainability Statement outlining how the proposed development would comply with the requirements with Local Plan Policy SB1 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions have been minimised through the design and construction of the development, details of water efficiency, and the provision of electric car charging infrastructure.

The approved sustainable construction measures shall be completed in full for each dwelling/building in accordance with the agreed scheme, prior to first occupation/use of each dwelling/building.

Reason: To ensure that the development mitigates against and adapts to climate change, in accordance with Policy SB1 of the adopted Local Plan.

Before the Development is Occupied

Residential Amenity

Noise Mitigation – Implementation and Retention

16) Before any residential dwelling (Use Class C3) or care home unit (Use Class C2) is occupied, the acoustic mitigation measures identified within the Noise Impact Assessment shall have been completed and a Validation Report shall be submitted to, and approved in writing by, the Local Planning Authority, which demonstrates the scientific and technical effectiveness of the noise mitigation measures.

Thereafter, the acoustic mitigation shall be maintained and retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not give rise to any unacceptable impacts on residential amenity.

Access and Highways

Access Implementation

17) Before any part of the development hereby permitted is occupied or first brought into use, the works to proposed access and works to improve the public highway (by means of a signalised junction with Arran Road, two enhanced and relocated bus stops and a signalised pedestrian crossing opposite Malcom Sargent Primary School along with all associated works) (as shown on drawing ref: 23/215/TR/003/Rev A) shall have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Estate Road Completion Compliance

18) Before any part of the development hereby permitted is occupied or brought into use, all of that part of the estate road and associated footways that form the junction within the main road or Empingham Road, which will be constructed within the limits of the existing highway, and which serves that part of the development, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian hazards within the public safety from surfacing materials, manholes and gullies that

may otherwise remain for an extended period at dissimilar, interim construction levels.

Biodiversity / Ecology

Landscape and Ecological Management Plan

19) Before any part of the development hereby permitted is occupied / brought into use, a Landscape and Ecological Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. Long term design objectives
- ii. Management responsibilities; and
- iii. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings; and in accordance with Policy EN2 of the adopted Local Plan.

Ground Contamination Verification Report

20) No part of the development hereby permitted shall be occupied or brought into use until a verification report for that part of the development has been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the agreed competent person and identify that the approved remedial works have been implemented. The report shall include, unless otherwise agreed in writing:

- i. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.
- ii. Photographs of the remediation works in progress; and
- iii. Certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter, the scheme shall be monitored and maintained in accordance with the approved details.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 of the adopted Local Plan and guidance contained in the NPPF.

Ongoing Conditions

Development Specification

21) The development hereby permitted shall not exceed the following development parameters:

- i. Up to 268 residential dwellings (Use Class C3 – Dwellinghouses)
- ii. Up to 80-bed residential care home (Use Class C2 – Residential Institutions)
- iii. Up to 1,788 sq. metres Local Centre, to include:
 - i. Commercial, business and service uses (Retail, restaurant, medical or health facilities, creche or day nursery – Use Class E)
 - ii. Public house, wine bar or drinking establishment
 - iii. Drinking establishment with expanded food provision
 - iv. Hot food takeaway for the sale of hot food where consumption of that food is mostly taken off the premises.
 - iv. Associated green infrastructure including provision of public open space, landscaping and informal play areas.
 - v. Utility provision (including drainage); and
 - vi. Associated access and ancillary works.

Reason: To define the permission and for the avoidance of doubt and to ensure that the development proceeds as assessed.

Residential Care Home (Use Class C2)

22) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking or re-enacting that order with or without modification), the proposed 80-bedroom residential care home (Use Class C2) shall only be used for those purposes and for no other purpose (including any other use falling within Class C2 of the Order). It shall comprise of individual rooms within a residential building where a high level of care (as defined in the Order) is provided to meet all activities of daily living. It shall not include support services for independent living, such that occupiers have independent “dwellings”.

Reason: To define the permission and for the avoidance of doubt and to ensure that the development proceeds as assessed.

Biodiversity / Ecology

Landscape and Ecological Management Plan

23) Following first occupation of any part of the development hereby permitted, the approved Landscape and Ecological Management Plan shall be

adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings; and in accordance with Policy EN2 of the adopted Local Plan.

7. Application S25/0588

The meeting adjourned at 17.04 and resumed at 17.08. The following Members left the Chamber prior to the commencement of the item; Councillors Paul Fellows, Vanessa Smith, Mark Whittington, Harrish Bisnauthsing, Tim Harrison, and Richard Cleaver.

Proposal: Single storey rear extension

Location: The Conifers, School Lane, Old Somerby, Lincolnshire, NG33 4AQ

Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

Against: Linda Dodd

Together with:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020)
- Design Guidelines Supplementary Planning Document (Adopted November 2021)
- National Planning Policy Framework (Published December 2024)
- Old Somerby Neighbourhood Development Plan (Adopted 29 June 2021)
- Representations received from Old Somerby Parish Council
- Representations received from Lincolnshire County Council (Highways and SuDS).

During questions to public speakers, Members commented on the following:

- It was queried whether there was anything that the speaker could do to mitigate the loss of privacy. The speaker confirmed that they had attempted to grow a eucalyptus tree to distort any overlooking, however, this had been unsuccessful.

During questions to officers and debate, Members commented on the following:

- It was confirmed that the window included within the application was positioned higher than the garden fence, It was possible to view the neighbours garden seat from the window. The application site extends

further into the neighbours garden due to the application being in ADDITION to a completed built extension hence impeding further on the neighbour's privacy.

- Although the building work had already commenced, the Assistant Director of Planning confirmed that this was unauthorised and enforcement action could be pursued following the conclusion of the application.
- The Assistant Director also confirmed that this decision would not set a precedent for the area as each application should be assessed on its own merits.
- It was confirmed that the applicant would be able to step onto the extension roof from the Juliet balcony above. It was suggested that a condition should be imposed to restrict the usage of the roof for either maintenance or as an emergency exit.

It was proposed, seconded, and AGREED to extend the meeting until 17.40.

- It was suggested that the window facing over the neighbouring fence be completed with opaque glass, therefore obscuring the vision and maintaining the neighbour's privacy.

Following discussions, it was proposed, seconded, and **AGREED** to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to the imposition of the suggested opaque window, restrictions on the usage of the roof and the following conditions.

Time limit

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:

- a. Site Location Plan - Date received: 28.03.2025
- b. Proposed Plans and Elevations - Drawing number: 25.020PL01-2 - Date received: 24.03.2025

Unless otherwise required by another condition of this permission.

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

Materials

3) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

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

Obscure Glazing

4) Before any part of the development hereby permitted is occupied/brought into use, the window in the eastern elevation shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

Reason: To safeguard the privacy of occupiers of the neighbouring / adjoining properties.

Balcony Restriction

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order), the flat roof area of the extension hereby approved shall not be used as a balcony, terrace, roof garden or similar amenity area, and no railings, walls, parapets or other means of enclosure shall be provided on that roof unless planning permission has expressly been granted for such works.

Reason: To protect the privacy and amenity of the occupants of the adjacent dwellinghouses, having regard to Policy DE1 of the South Kesteven District Council Local Plan 2020, and the National Planning Policy Framework.

8. Application S25/0471

Prior to the commencement of the item, the Cabinet Member for Planning left the Chamber. Councillors Mark Whittington and Tim Harrison returned to the Chamber.

It was proposed, seconded and AGREED to extend the meeting to the completion of the final application.

Proposal: Proposed single storey rear extension

Location: The Caretakers House, 27A Queensway, Grantham, Lincolnshire, NG31 9QB

Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

There were no public speakers.

Together with:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020)
- Design Guidelines Supplementary Planning Document (Adopted November 2021)
- National Planning Policy Framework (Published December 2024)
- Representation received from Grantham Town Council
- Representation received from Lincolnshire County Council (Highways and SuDS)
- Representation received from Cadent Gas.

A member asked if the property was being adapted for a disabled person which was confirmed by the officer.

Following the presentation of the application, it was proposed, seconded, and **AGREED** to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

Time limit

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:

a. A4 Location Plan – 27A Queensway Grantham – 03 – Received 17/03/25

b. A1 Proposed – 27A Queensway Grantham – 02 – Received 17/03/25

Unless otherwise required by another condition of this permission.

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

Materials

3) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

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

9. Any other business, which the Chairman, by reason of special circumstances, decides is urgent

There was no other business.

The Chairman concluded the meeting at 17.37.

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3 July 2025



S25/0258

Proposal:	Application for the approval of reserved matters relating to appearance, landscaping, layout and scale for a mixed-use development comprising light industrial units (Use Class 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
Location:	Land to the north of Barnack Road Stamford
Applicant	Burghley Land Limited
Application Type:	Reserved Matters
Reason for Referral to Committee:	Application for the approval of reserved matters pursuant to an outline planning permission granted by Planning Committee
Key Issues:	<ul style="list-style-type: none"> • Compliance with the outline planning permission • Impact on the character and appearance of the area
Technical Documents:	<ul style="list-style-type: none"> • Design and Access Statement • Landscape Statement • Site Wide Design Statement

Report Author

Adam Murray – Principal Development Management Planner



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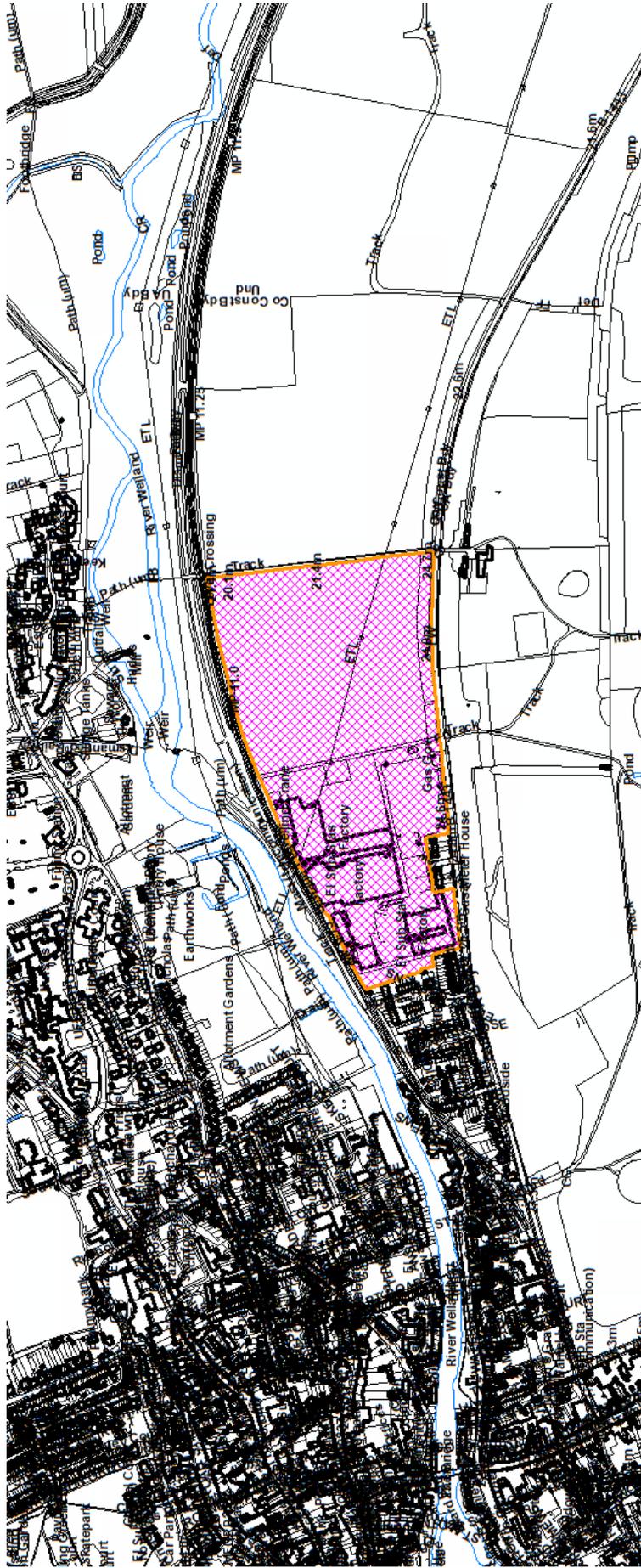
Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Stamford St Mary's

Reviewed by:	Phil Jordan, Development Management & Enforcement Manager	24 June 2025
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Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

S25/0258 – Land North of Barnack Road, Stamford



Key



**Application
Boundary**



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1 Description of the site

- 1.1 The proposed development site comprises an area of approximately 14.7 hectares of relatively low lying land located to the north of Barnack Road, on the south-eastern edge of Stamford, known as St. Martin's Park.
- 1.2 Outline planning permission was granted in February 2022 (LPA Ref: S20/2056) for a proposed development comprising of "Demolition of existing factory premises (excluding original factory building at southern edge of site [1904 building]). Erection of mixed-use development comprising: Class E development of offices and workshops (10,000m² (GIA)), local foodstore and café, c.190 dwellings, including 30% affordable housing (Class C3), a retirement village including ancillary facilities (Class C2), public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure".
- 1.3 The current application forms one of three reserved matters applications currently subject of consideration by the Local Planning Authority, which collectively will deliver the St. Martin's Park development. The current site comprises of the proposed commercial land and local centre and is situated to the western end of the site, and partially within the centre, and is to be delivered on behalf of Burghley Land Limited. The proposed retirement village located within the central parcel of the site and is being delivered by Inspired Villages (LPA Ref: S25/0296), and the residential development is located on the eastern parcel of the site and is being delivered by Morris Homes (LPA Ref: S25/0959).
- 1.4 The site is relatively flat, with a hedge running north-south, separating the former Cummins Generators site to the west, from the undeveloped arable land to the east. There are few trees along the road frontage of the former factory site, and more along the frontage of the field. On the eastern side of the site, there is another hedgerow with a public bridleway running adjacent to the boundary, but outside the application site. High voltage electricity power links cross the site on pylons.
- 1.5 Along the northern boundary of the site runs the railway line on a low-level embankment, with some open land around the River Welland valley and Hudds Mill beyond. Beyond that, the land rises towards the eastern part of the town around Priory Road and Uffington Road.
- 1.6 Barnack Road runs to the south of the application site, with the wall of the Burghley House Estate on the opposite side, which marks the boundary between South Kesteven District and Peterborough City Council's administrative boundaries. The extensive Burghley Parkland rises and extends to the south, and the application site wraps around a small number of residential dwellings on its Barnack Road frontage.
- 1.7 At the western side, the site abuts the residential area of Edgar Gardens, with mainly residential development extending further west into the St. Martin's area of Stamford. Barck Road connects with Water Lane and St. Martin's High Street, which leads into the town centre.
- 1.8 Within the local area, there are a large number of heritage assets of varying types, importance and sensitivity. They include:
 - Burghley House (Grade I Listed building) – 1km to the south
 - Burghley House parkland (Grade II* Registered Park and Garden) – opposite the site
 - Remains of and wider site of St Leonards Priory (Grade I Listed Building and Scheduled Monument) – north of River Welland

- Hudds Mill and Millhouse (Grade II Listed buildings) – north of the River Welland
- Stamford Conservation Area

2 Description of the proposal

- 2.1 The current application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale for a mixed-use development comprising light industrial units (Use Class E(g)), Offices (Use Class E(g)), convenience store (Use Class E(a)), café (Use Class E(b)) and 23 residential dwellings pursuant to outline planning permission S20/2056.
- 2.2 The current application is the result of positive engagement between the Applicant's and the Council's Design PAD service prior to the submission of the application, particularly in ensuring that the proposed development scheme appropriately considers SuDS treatments from the outset and that the proposed parking requirements are met for all potential users.
- 2.3 The application submission has been accompanied by a Design and Access Statement, Landscape Strategy and Site Wide Design Statement, together with Proposed Site Plans, Elevation Plans and Floor Plans, which indicate that the development would consist of the following:
- 7,350 sq. metres of office space
 - 2,760 sq. metres of light industrial space
 - 410 sq. metre local convenience store
 - 270 sq. metre café
 - 23no. apartments
- 2.4 Access to the site is to be taken via 4 points of vehicular and pedestrian access from Barnack Road, which were approved as part of the outline planning permission.
- 2.5 The proposed light industrial units are located on the western side of the site together with three of the office buildings, the convenience store and the café, the remainder of the office space is situated on the eastern parcel of the site (centrally within the overall site) and contains the 23 apartments at first and second floor level, as part of a series of mixed-use buildings.
- 2.6 The commercial uses on the western part of the site are distributed amongst 8no. buildings, which includes the reimagination of the 1904 factory building in the south-western corner of the site. The buildings are arranged to provide a strong frontage onto the primary access road from Barnack Road, which culminates in a feature square positioned at the end of the road, which includes the café use. The proposed local convenience store forms one of the two buildings flanking the main access road from Barnack Road. Proposed areas of parking, for staff and delivery vehicles, is situated to the rear of buildings, and the layout includes a circular walk to along the northern boundary of the site, which ties in with an overall circular route around the whole St. Martin's Park development. A further pedestrian access is proposed on the western boundary, which links the development to the existing residential estates.
- 2.7 The proposed light industrial buildings are intended to be simple structure comprising of simple form units with pitched roof and utilising corrugated metal panels.
- 2.8 The proposed office buildings are designed to be 3-storey and are arranged to have a hierarchy of façade importance. For example. Building 1 is positioned on the western side

of the primary entrance and therefore has a strong southern gable end fronting onto Barnack Road and has a strong north-south emphasis through the composition of its 3-bay form on the eastern elevation. The building has an elaborate brick cornice and frieze details to further emphasise its importance.

- 2.9 Building 2 contains the local convenience store and therefore is designed to have a strong southern gable with single large central aperture, but also the north-eastern elevation of the building is intended to be the entrance to the convenience store and therefore has been designed to be single storey with double ridge to emphasise its different use from the main office building.
- 2.10 The 1904 building which previously occupied the site was initially intended to be retained and converted as part of the outline planning permission. However, further investigations highlighted that the structural stability of the building was compromised and therefore, prior approval was granted for the demolition of the structure. Notwithstanding this, the current application proposes the delivery of a purpose-built structure which matches the scale, position and character of the building. The new structure would include a central atrium over two floors and would include 6 large arched apertures on the southern elevation facing Barnack Road. The proposed building is intended to provide flexible floor space for a range of light industrial uses.
- 2.11 The proposed local centre / mixed use area is positioned centrally within the site, separated from the primary commercial development area by the proposed retirement village. The centre comprises of 4 no. buildings, which are all mixed use in form, fronting directly onto the primary road and design in scale and appearance to reflect a local high street. The buildings are proposed to incorporate a variety of architectural detailing and materials, as well as variations in scale and materials to reflect the incremental development of a high street. For example, buildings incorporate pre-cast stone features with brick infill panels, feature archways and chimneys, quoins, windows surrounds, string courses and parapet walls and finishes.
- 2.12 The buildings are proposed to utilise traditional materials including coursed limestone, rubble stone, red or buff brick, painted brickwork or wood floated lime render or through colour render. Timber weatherboarding is also featured on some properties.
- 2.13 As referenced above, the proposed landscaping strategy includes the formation of a commercial feature square at the end of the main street, the square is designed to reflect the architectural design and character of the surrounding buildings and therefore incorporates hard landscaping on varying levels together with large specimen feature trees, which frame the space and ensure it forms a focal point within the development.
- 2.14 A rural walk is provided along the northern boundary of the site, which extends into the open spaces of the remaining parcels of the St. Marins Park development, it comprises of a permeable footpath passing through wildflower meadow and wildlife corridors.

3 Relevant History

Application Ref	Description of Development	Decision
S20/2056	Demolition of existing factory premises (excluding original factory building at south western edge of site). Erection of a high quality mixed use development comprising; Class E development of offices and workshops (10,000m ² (GIA)),	Approved Conditionally 28.02.2022

	local foodstore and café; c190 dwellings including 30% affordable housing (Class C3); a retirement village including ancillary facilities (Class C2); public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure. Means of access provided off Barnack Road through adaptation of existing vehicular access points as necessary. Secondary pedestrian and cycle access via Edgar Gardens	
S22/1827	Prior Notification for the proposed demolition of the building at the south-western corner of the St Martin's Park development (known as the '1904 building')	Prior Notice Approved Conditionally 07.10.2022
S25/0697	Submission of details reserved by Conditions 20 (Additional Access), 25 (Surface Water), 27 (Landscape and Environmental Management Plan) and 33 (Foul Drainage) of planning permission S20/2056	Pending Consideration

4 Policy Considerations

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2024)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 Stamford Neighbourhood Plan (Made July 2022)

Policy 3 – Housing type and mix on new developments

Policy 10 – Character Areas

Policy 11 – Sustainable transport

4.3 Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)

4.4 National Planning Policy Framework (NPPF) (Published December 2024)

Section 2 – Achieving sustainable development.

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 6 – Building a strong, competitive economy

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

4.5 **South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)**

5 Representations received

5.1 **Anglian Water**

5.1.1 No comments to make.

5.2 **Barnack Parish Council**

5.2.1 No comments received.

5.3 **Environment Agency**

5.3.1 No comments to make.

5.4 **The Gardens Trust**

5.4.1 No comments to make.

5.5 **Historic England**

5.5.1 No comments to make.

5.6 **Lincolnshire County Council (Highways and SuDS)**

5.6.1 No objections.

5.6.2 The principles of safety and capacity were determined at the outline application, and it was concluded that the development could be accommodated on the highway network, subject to appropriate mitigation.

5.6.3 Lincolnshire County Council does not consider that the most appropriate forms of SuDS drainage have been proposed for the site. However, as Lead Local Flood Authority, we do not consider that this proposal would increase flood risk in the immediate vicinity of the site and the on-site drainage proposals will manage surface water effectively.

5.7 **Lincolnshire Fire and Rescue**

5.7.1 Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of each of the premises entrance in respect of this application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker plate will be fitted nearby. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the hydrant.

5.8 **Lincolnshire Police Crime Prevention Officer**

5.8.1 No objections.

5.9 **Lincolnshire Wildlife Trust**

5.9.1 No comments to make.

5.10 **Ministry of Defence – Defence Infrastructure Organisation**

5.10.1 No comments received.

5.11 **Network Rail**

5.11.1 No objection subject to conditions.

5.12 **Peterborough City Council**

5.12.1 No objection, subject to consideration of the following:

- The quantum of parking needs consideration and justification. The current arrangement of numerous surface level car parks is heavily land intensive and to the detriment of both natural habitats and the edge of town / countryside setting.
- Active travel measures such as bus stops and routes, as well as dedicated cycle lanes need more regard. In general, these should be promoted much more throughout the masterplan.
- A central green amenity or a couple of pocket parks within the built up area for public and residential use could be given consideration. These would add both social and environmental value. Such amenities, as opposed to the green buffer areas around the peripheries of the scheme, would be more likely to be visited, be better overlooked and be more conducive to community events as well as other activities. It is appreciated that the green buffer around the site might be required for other reasons.
- The new residential and commercial development will largely be set back behind a proposed landscape buffer, the front building line of the development largely following the line of existing C20 houses which front Burghley Road (Barnack Road). The new residential homes and commercial uses, fronting Barnack Road will be limited to 3 storeys in height and have a traditional appearance, using contextual materials.
- New solar panels are indicated in the section drawings. It is important to ensure that no new solar panels or other external services and plant could spoil the traditional appearance of the properties fronting onto Barnack Road are resisted in order to preserve the setting of the listed parkland. The neighbouring authority may wish to consider removing permitted development rights for such additions. If solar panels are located on buildings set back from the street frontage, these should be flush with the roofs pitch, a dark matte colour to match the roof covering proposed in order to mitigate their visual impact.

5.13 **SKDC Conservation Officer**

5.13.1 No objections.

5.13.2 The masterplan proposal is for a mixed development, comprising residential development with up to 190 units, a retirement village with up to 150 units, a commercial development, convenience store and café. Details regarding the proposed design, landscaping, layout and scale has now been provided. The current proposal is regarding the industrial / commercial development and mixed-use development.

5.13.3 A green buffer with tree lines, shrub and footpaths is retained to the south of the site, along Barnack Road, providing substantial screening to the designated park and garden. It is noted that the trees will be kept at a height of at least 20m, which will provide screening to the 2.5 to 3 storey structures.

5.13.4 The industrial section takes inspiration from the historic structures, which were intended to be retained but were not structurally viable. The structures proposed are of a varied design, but still complement each other. Whilst clearly reflecting the industrial use, they are not considered to be at odds with the residential development proposed to surround them. The

proposed mix of materials of brick, corrugated iron and stone detailing is in keeping with the original material on site and the wider site context.

5.13.5 The landscaping provides a good mixture of greenspace, walkways and parking, which is set within courtyards to reduce clutter of the main streets, which all adds positively to the site. The rural walkway to the north of the industrial section provides a great buffer with trees screening the buildings from the Scheduled Monument, whilst also providing additional recreational space.

5.13.6 The mixed use area, lining the approach road to the residential area as well as the open space, provides a pleasant streetscape with its mixture of detached buildings and terraces. The variety in the designs for these buildings also provides a piecemeal development feeling to the site, which matches the historic development observed on Stamford's high street. The addition of a communal garden, hedges, fruit trees and the use of mixed material further adds to the positive appearance of this section.

5.13.7 The scheme of works presents a great attention to detail, with a high-quality design which compliments the surrounding streetscene. Based on the design, scale and landscaping provided, the proposal is not considered to cause harm to the designated heritage assets.

5.14 **SKDC Environmental Protection**

5.14.1 No comments to make.

5.15 **SKDC Urban Design Officer**

5.15.1 No objections.

5.15.2 The urban form and architecture reflect strongly the character of Stamford. The industrial buildings reflect those that existed before. The green edges have responded to the river, PRow, countryside and green spaces beyond the site.

5.15.3 Although the built environment characterises much of the site, there has been some integration of street trees and some roadside swales, along with green spaces within the layout in addition to around the edges.

5.15.4 The site has good permeability and connectivity, a cycle route along the southern edge and connection to the PRow. Streets are designed with pedestrians and ease of crossing in mind along with slow vehicle speeds.

5.15.5 A very well designed local centre, designed as a feature square and high street and parking hidden at the rear. A good mix of uses across the site when also considering the facilities in the retirement living area, and the employment / non-residential uses too.

5.16 **St. Martins Without Parish Council**

5.16.1 No comments received.

5.17 **Stamford Civic Society**

5.17.1 No objections.

5.17.2 We welcome the attention to scale and layout given to the scheme and compliment the Applicant's on the high quality design which is appropriate to this important gateway to the town. We consider that all three reserved matters application should be considered as a single development, as set out within the masterplan. We consider it is also important that the three sites are developed concurrently.

5.18 **Stamford Town Council**

5.18.1 No objection.

5.19 **Welland & Deepings Internal Drainage Board**

5.19.1 No comments to make.

5.20 **Wothorpe Parish Council**

5.20.1 No comments received.

6 Representations as a Result of Publicity

6.1 The 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 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- Stamford Neighbourhood Plan 2016-2036 (Made July 2022).

7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of planning applications.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.

7.4 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The initial Regulation 18 consultation on the draft Plan was carried out between February and April 2024 and a further Regulation 18 consultation on proposed housing and mixed-use allocations is due to commence in July 2025. At this stage, the allocations and policies contained in the Local Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the Local Plan Review is a material consideration and must be taken into account.

7.5 **Compliance with the Outline Planning Permission**

7.5.1 As referenced above, the current application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of a mixed-use development comprising light industrial units, offices, convenience store, café and 23 residential dwellings pursuant to outline planning permission S20/2056.

7.5.2 Application Ref: S20/2056 was granted in February 2022 and provided outline planning permission for a proposed development comprising of "Demolition of existing factory premises (excluding original factory building at southern edge of site [1904 building]). Erection of mixed-use development comprising: Class E development of offices and workshops (10,000m² (GIA)), local foodstore and café, c.190 dwellings, including 30% affordable housing (Class C3), a retirement village including ancillary facilities (Class C2),

public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure”. As such, the current reserved matters application would fall within the description of development permitted by the outline planning permission.

7.5.3 Similarly, Condition 16 of the outline planning permission limits the development to the following uses and the maximum levels of each:

- Housing within Class C3 – up to 190 units
- Retirement village within Class C2 – up to 150 units of accommodation together with communal facilities buildings
- Commercial development within Class E(g) – up to 10,000 sq. metres of gross internal floorspace, consisting of around 7,500 sq. metres within Class E(g)(i) and (ii) and around 2,500 sq. metres within Class E(g)(iii).
- Convenience store within Class E(a) – up to 400 sq. metres gross internal floorspace
- Café within Class E(b) – up to 280 sq. metres gross internal floorspace.

7.5.4 As detailed above, the current application proposes the following uses:

- 7,350 sq. metres of office space
- 2,760 sq. metres of light industrial space
- 410 sq. metre local convenience store
- 270 sq. metre café
- 23no. apartments

7.5.5 In view of the above, it is Officer’s assessment that the quantum and mix of uses proposed would fall within the scope of uses permitted by Condition 16 of the outline planning permission.

7.5.6 In addition, Condition 13 of the outline planning permission requires all reserved matters applications to be in broad compliance with the Land Use Parameters and Height Parameters Plans submitted as part of the outline application, as well as the approved Design and Placemaking Code. Officers have reviewed the submitted scheme against the approved Parameters documents and are satisfied that the current proposals fall within the scope of the agreed parameters.

7.5.7 Furthermore, Condition 32 requires reserved matters applications to include details of the location, design and equipment installed in a Locally Equipped Area for Play. Condition 34 requires at least 10% of all dwellings to be designed to accessible and adaptable standards set out in Part M4(2) of the Building Regulations. It is Officer’s assessment that these conditions are more appropriately addressed as part of the reserved matters application relating to the residential (Use Class C3) part of the wider development, which has been submitted on behalf of Morris Homes.

7.5.8 In this regard, it is acknowledged that the current reserved matters application forms only part of the wider development proposals. As such, a key consideration is ensuring that the current application does not prejudice the delivery of a comprehensive and high-quality development across the whole St. Martin’s Park site.

7.5.9 In this respect, Officers have reviewed the submitted scheme and are satisfied that it is in accordance with the requirements of the outline planning permission and allows for the

delivery of a comprehensive development as a whole. Consequently, the proposed scheme is acceptable in principle, subject to detailed design considerations.

7.6 Meeting All Housing Needs

7.6.1 As part of the outline planning permission, the Section 106 Agreement secured 30% of the residential dwellings (Use Class C3) as affordable housing, with details of the number, location, size, type and tenure of all affordable housing provided to be agreed through the submission of an Affordable Housing Scheme. This Scheme is currently pending consideration by the Local Planning Authority (LPA Ref: S25/0808).

7.6.2 In terms of the mix of property types and sizes to be provided across the development, Policy H4 (Meeting All Housing Needs) requires all major proposals for residential development to provide an appropriate type and size of dwellings to meet the needs of current and future households of the District.

7.6.3 Similarly, Policy 3 of the made Stamford Neighbourhood Plan seeks a mix of 1-, 2- and 3-bed properties, as well as supporting the needs for first time buyers, young families and accommodation for older people.

7.6.4 In this respect, the 2023 Local Housing Needs Assessment advises that the following housing mix should be provided for the period to 2041:

Number of bedrooms	Market	Affordable Ownership	Affordable Rent
1 bedroom	1% – 5%	10% - 15%	30% to 35%
2 bedrooms	30% – 35%	40% - 45%	45% to 50%
3 bedrooms	45% - 50%	30% - 35%	20% to 25%
4 bedrooms	10% - 15%	5% - 10%	1% to 5%
5+ bedrooms	1% - 5%	1 to 5%	

7.6.5 In comparison, the submitted reserved matters applications would provide the following housing mix:

Number of bedrooms	Market	Affordable Ownership	Affordable Rent
1-bedroom	4	0	10
2-bedrooms	42	8	16
3-bedrooms	49	14	5
4-bedrooms	20	0	4
5+ bedrooms	18	0	0

7.6.6 In respect of the above, it is Officers' assessment that the proposed housing mix would be broadly in accordance with the mix recommended within the LHNA and would provide a range of property types and sizes, including a range of affordable ownership and affordable rental opportunities.

7.6.7 Taking the above into account, it is Officers' assessment that the application proposals would be in accordance with Policy H4 of the adopted Local Plan, Policy 3 of the made Neighbourhood Plan and Section 5 of the National Planning Policy Framework.

7.7 **Impact on the character and appearance of the area**

7.7.1 As outlined above, Condition 13 of the outline planning permission requires all reserved matters applications to be in broad compliance with the Land Use Parameters Plan (Appendix 1) and Height Parameters Plan (Appendix 2). Similarly, the application is also required to be in broad accordance with a detailed Street and Placemaking Code approved as part of the outline planning permission.

7.7.2 The current application scheme has been the result of extensive pre-application engagement between Officers, Consultees and the Applicant's through the Council's Design PAD process. This has included detailed consideration of the development of the site as a whole and ensuring that the three land parcels are appropriately integrated to ensure a co-ordinated and comprehensive approach. This has resulted in the scheme incorporating SuDS details as far as possible.

7.7.3 In relation to the above, the Council's Principal Urban Design Officer has been formally contacted on the application scheme and has confirmed that they are supportive of the scheme. Furthermore, the submission has been assessed using the Building for Healthy Life metric and this confirms that the scheme performs highly against this nationally accredited metric.

7.7.4 It is Officer's assessment that the proposed site layout is consistent with the details approved by the Land Use Parameters Plan and the Street and Placemaking Code. The scheme does have good permeability as a whole and allows for cyclists and pedestrians to be a focus of the streetscene. The proposed local centre included within the current application has been well-designed to include a feature square and high street, whilst also providing sufficient and convenient parking provision to the rear of the built form.

7.7.5 The comments from Peterborough City Council in relation to the scheme are noted. Whilst the measures raised by PCC would be in accordance with the general principles of good design, it is also a key requirement of national and local planning policy that development should be appropriate for its context. In this respect, it is Officers' assessment that the urban form strongly reflects the close-knit character of Stamford and therefore, this has been appropriately balanced against the desire to provide increased SuDS and street trees.

7.7.6 In respect of the scale and appearance of the building, it is Officers' assessment that the scale of development is consistent with the parameters contained within the Building Heights Parameters Plan and is appropriate for the context of the area. Furthermore, the overall appearance and architectural detailing is reflective of Stamford town centre, and the variation in designs also reflects the piecemeal nature of the evolution of Stamford town centre. It is Officers' assessment that the proposed palette of materials is appropriate for the character of the area. However, conditions are recommended to require the submission of a formal sample of the proposed external materials to ensure that the final materials selection is appropriate for the delivery of a high-quality development.

7.7.7 With regards to the proposed landscaping details, the submitted Plans demonstrate the implementation of the proposed linear park along the northern boundary of the site, which forms a circular loop around the whole site and provides an attractive walking area for future residents of the site. Similarly, the scheme also includes part of the central green lung which

culminates in the local centre forming part of the current application. The proposed planting scheme is reflective of the proposed soft landscaping character areas, which include the “rural walkway” and “mixed-use gardens” referenced above.

7.7.8 Conditions on the outline planning permission secure the implementation of the landscaping, protection of all landscaping for a period of 5 years as well as the requirement for the submission of a Landscape and Ecological Management Plan. Therefore, it is not necessary to replicate these conditions.

7.7.9 Taking the above into account, it is Officers assessment that the application proposals would provide an appropriate appearance, layout, landscaping and scale which ensures that the development delivers a high quality development which is appropriate for the character and appearance of the area and would enhance the streetscene. As such, it is Officers position that the application proposals would accord with Policy DE1 of the adopted South Kesteven Local Plan, the made Stamford Neighbourhood Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework, subject to the imposition of conditions.

7.8 **Impact on heritage assets**

7.8.1 With regard to the impact of the development on heritage and archaeology, the proposed development site itself does not contain any designated heritage assets (Listed Buildings or Scheduled Ancient Monuments), and the site is not located within either of the Stamford Conservation Areas. However, it is appreciated that there are a large number of designated assets within the surrounding area, including Burghley House Registered Park and Garden which is located immediately opposite the site.

7.8.2 In this regard, the Council’s Conservation Officer has been consulted on the application and has confirmed that they have no objections. They have confirmed that there would be no harm to the setting or significance of any designated heritage assets.

7.8.3 Similarly, Historic England and the Gardens Trust have been consulted and neither party has raised any objections.

7.8.4 Furthermore, it is noted that Peterborough City Council have raised concerns about the potential for solar panels or external services to be installed on properties fronting onto Barnack Road, due to the potential harm to the setting of Burghley House Registered Park and Garden.

7.8.5 Condition 31 of the outline planning permission requires the submission of a detailed scheme of climate mitigation measures prior to the commencement of any building operations on each phase. Details submitted pursuant to this condition will identify any external services to be provided as part of the delivery of the scheme. Notwithstanding this, it is appreciated that Part 14: Renewable Energy of the General Permitted Development Order allows for the installation of solar panels and air source heat pumps on domestic and non-domestic properties without the need for express planning permission, subject to compliance with a number of conditions. Whilst the concerns of Peterborough City Council are noted, the Case Officer notes that there are existing residential properties fronting onto Barnack Road, which have not had any permitted development rights removed, and therefore could reasonably install external services without the need for planning permission from the Local Planning Authority. As such, it would not be reasonable to remove permitted development rights for the proposed development.

7.8.6 Therefore, the application proposals would not have any unacceptable adverse impacts on any designated heritage assets. As such, the application would be in accordance with Policy EN6 of the Local Plan, Section 16 of the Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.9 **Impact on neighbouring amenity**

7.9.1 In assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers' assessment that the proposed layout would ensure adequate separation distances between the proposed new built development would ensure that all properties benefit from an appropriate level of privacy and outlook.

7.9.2 In respect of the relationship between the application proposals and the existing residential properties fronting onto Barnack Road and at Edgar Gardens, it is noted that the proposed development in the north-west corner of the site is sufficiently separated from the existing dwellings to ensure that it meets the relevant standards within the Design Guidelines. In respect of the proposed development at the south-western corner of the site, adjacent to dwellings fronting onto Barnack Road, it is noted that the proposed development would fall breach the standards set out within the Design Guidelines SPD. Notwithstanding this, it should be noted that the application proposals would provide either the same, or betterment, when compared to the relationship with the previous factory building of the Cummins Generators site. The proposed re-building of the 1904 building would be on the same footprint as the previous historic building and, therefore, would not result in any additional harm to the relationship between site and the adjacent residential properties. Similarly, the proposed Office Building 2 would be positioned further away from the terrace of dwellings fronting onto Barnack Road immediately at the frontage of the site. Taking the above into account, it is Officers assessment that the application proposals would not give rise to any unacceptable impacts on the neighbouring residential amenity by way of loss of privacy, overshadowing or outlook.

7.9.3 In respect of the impacts of construction activities on the amenity of existing residential properties, it is appreciated that the application site is located immediately adjacent to existing dwellings, and therefore, there is the potential for short-term impacts on residential amenity as a result of noise, dust and vehicle movements associated with the construction of the development. In this regard, it is noted that Condition 22 of the outline planning permission requires the submission of a detailed Construction Management Plan and Method Plan prior to any development on each phase of the site. As such, it is not necessary to replicate this condition as part of the current application.

7.9.4 Furthermore, in relation to the interrelationship between the operational activities of the proposed commercial premises, and the existing and proposed dwellings, it is appreciated that the operational activities, including the loading and unloading of delivery vehicles, could impact on the occupation of the proposed dwellings. In this regard, Condition 26 requires the submission of a detailed scheme of noise mitigation, which specifically requires measures to address the relationship between the proposed commercial development and any residential amenity.

7.9.5 Taking the above into account, it is Officers' assessment that, subject to the conditions imposed on the outline planning permission, the proposed development would not give rise to any unacceptable adverse impacts on residential amenity by virtue of privacy, light or overshadowing and would not have any unacceptable noise or lighting impacts. Therefore, the proposed development would accord with Policy DE1 of the adopted Local Plan, the

made Stamford Neighbourhood Plan, the Design Guidelines SPD, and Section 12 of the Framework.

7.10 **Access, Parking and Highways Impact**

7.10.1 As detailed above, access to the site has been agreed as part of the outline planning permission, which identifies that access to the site is to be taken via Barnack Road through the formation / adaptation of four points of vehicular access and the provision of an additional point of pedestrian / cycle access from Edgar Gardens.

7.10.2 The outline planning permission includes a number of conditions relating to access and highways impacts, as follows:

- Condition 18 requires the implementation of the access works together with the proposed pedestrian access from Edgar Gardens.
- Condition 20 requires details of four additional points of pedestrian and cycle access to be provided on the site.
- Condition 21 requires the implementation of a package of off-site highways improvement works, including the provision of new bus stops and improvements to existing bus stops.
- Condition 23 requires the submission of a Travel Plan, which includes measures to encourage sustainable travel options.

7.10.3 In addition, the Section 106 Agreement completed as part of the outline planning permission also secured a number of financial contributions to off-site highways improvements and monitoring of the travel plan.

7.10.4 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application and have raised no objections. As part of their formal comments, they have confirmed that the proposed development is not expected to give rise to any concerns in relation to highways safety and capacity.

7.10.5 Taking the above into account, it is the Case Officer's assessment that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity and provides an appropriate level of parking. As such, the application proposals are assessed as being in accordance with Policy ID2 of the Local Plan, the made Stamford Neighbourhood Plan and Section 9 of the National Planning Policy Framework.

7.11 **Flood Risk and Drainage**

7.11.1 Condition 25 of the outline planning permission requires the submission of a surface water drainage scheme prior to the commencement of development. The Local Planning Authority are currently in receipt of an application pursuant to this condition (LPA Ref: S25/0697). Whilst this application is subject to a separate decision, the details have been considered alongside the current reserved matters applications.

7.11.2 Lincolnshire County Council (as Lead Local Flood Authority) have been consulted on the application and have raised no objections. It is noted that they have advised that they do not consider the most appropriate SuDS solution has been proposed as part of the scheme, and similarly the Council's Urban Design Officer has acknowledged that it would be preferable for additional swales to be included in the scheme. However, all parties have accepted that these measures would not be compatible with a layout which advocates for a close-knit structure which is more appropriate for the site's Stamford location. As such,

having regard, to the balance of these factors, it is the Case Officer's assessment that the application scheme includes the best SuDS solutions whilst also retaining an appropriate form of development for the area.

7.11.3 Therefore, it is the Case Officer's assessment that the application proposals would not give rise to any unacceptable risk of flooding. Consequently, the application would accord with Policy EN5 of the adopted Local Plan and Section 14 of the National Planning Policy Framework.

7.12 **Other Matters**

7.12.1 It is noted that Lincolnshire Fire and Rescue have objected to the proposals on the basis a fire hydrant is required to be provided as part of the development in accordance with the obligations of Building Regulations.

7.12.2 As indicated above, measures of fire safety, including the provision of fire hydrants, is secured via Approved Document B of the Building Regulations and, therefore, is not a matter which is required to be addressed as part of the planning application. An informative is proposed to be included on the decision notice, which highlights the requirements of the Building Regulations to the applicant.

8 **Crime and Disorder**

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

9 **Human Rights Implications**

9.1 Article 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 concluded that no relevant Article of the Act will be breached in making this decision.

10 **Planning Balance and Conclusions**

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the principle of development has been established as part of the outline planning permission. As such, the current application falls to be assessed in the context of the compliance with the conditions and obligations of the outline planning permission, including ensuring that it does not prejudice the delivery of a co-ordinated and comprehensive development on the whole, as well as the compliance with the adopted Development Plan.

10.2 In this context, it is Officer's assessment that the detailed design and landscaping proposal respond positively to the site's context and the surrounding built form. The proposed development is appropriate for the site's location within Stamford and would not prejudice the delivery of a comprehensive development as a whole. It is Officer's assessment that the scale and appearance of the development would be consistent with the parameters approved as part of the outline planning permission.

10.3 Furthermore, it is Officer's assessment that having regard to the previous form of development on the site, the proposed scheme would not result in any unacceptable impacts on the amenity of neighbouring land uses.

10.4 Taking the above into account, it is Officer's assessment that the application proposals would accord with the provisions of the outline planning permission and the adopted

Development Plan when taken as a whole, and there are no material considerations which indicate that reserved matters consent should be withheld.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to the proposed schedule of conditions detailed below.

Schedule of Condition(s)

Approved Plans

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

- a. Application Document Schedule (Dated 10 February 2025)

Unless otherwise required by another condition of this permission.

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

During Building Works

Design Quality and Visual Impact

Materials Sample

- 2) Before any works above foundation level of any building hereby permitted are begun, a detailed specification of the materials (including the colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority.

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

Before the Development is Operational

Design Quality and Visual Impact

Materials Implementation

- 3) No building forming part of the development hereby permitted shall be first occupied / brought into use, until that building has been completed in accordance with the approved external materials details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted 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 Paragraph 38 of the National Planning Policy Framework (2024).
- 2) The Applicant's attention is drawn to the comments received from Lincolnshire Fire and Rescue in relation to the provision of fire hydrants within the development.

Appendix 1 – Land Use Parameters Plan



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
 All areas shown are approximate and should be verified before forming the basis of a decision.
 Do not scale other than for Planning Application purposes.
 All dimensions must be checked by the contractor before commencing work on site.
 No deviation from this drawing will be permitted without the prior written consent of the Architect.
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.
 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

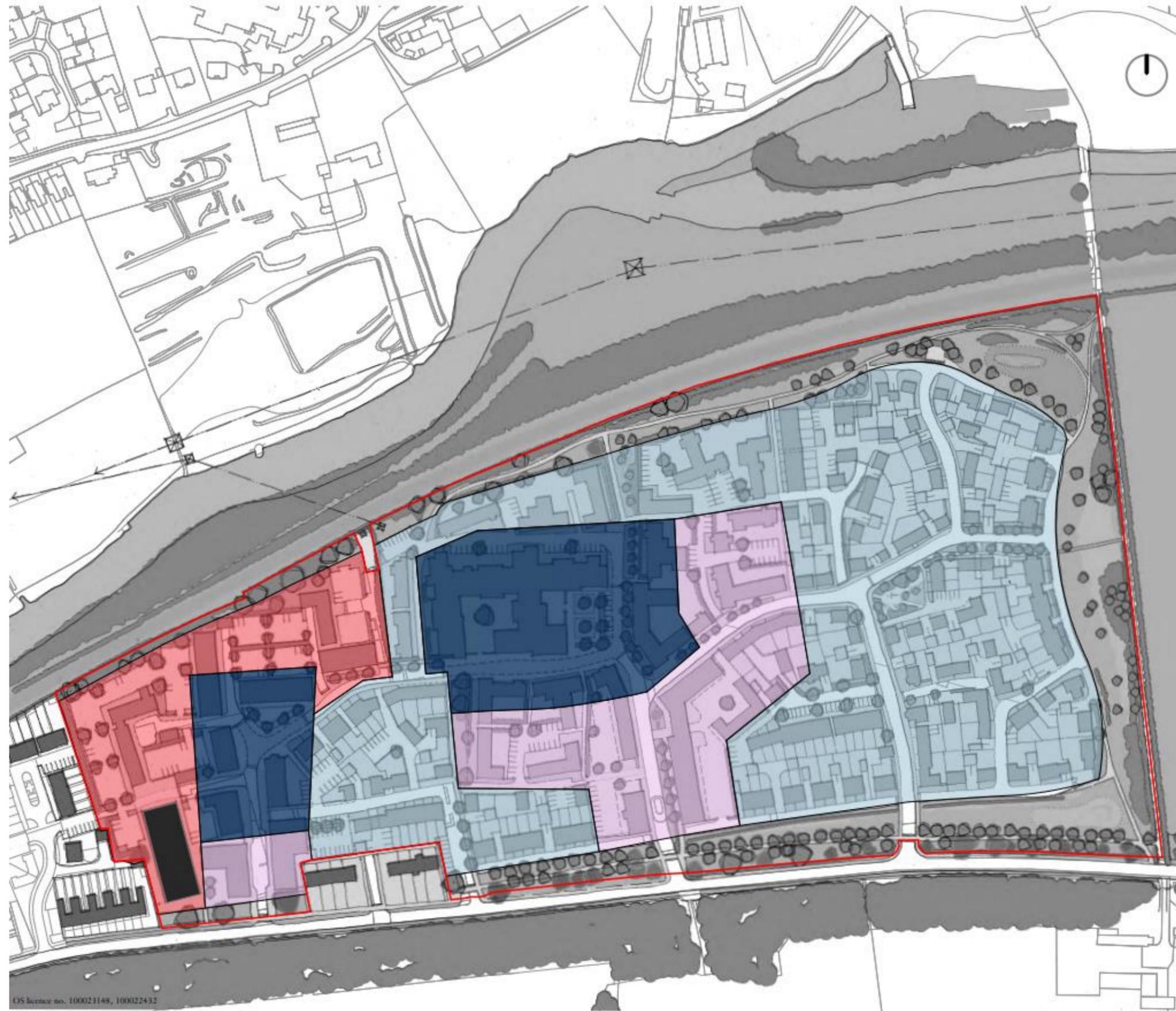
- Commercial land use
- Residential and retirement living land use
- Indicative location for mixed commercial and residential land use
- Green space / structural landscaping land use
- Vehicular, cycle and pedestrian access point
- Primary pedestrian and cycle access point
- Secondary pedestrian and leisure cycle access point

Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Land use parameters	
SCALE:		1:1000 @A1	
DATE:		June 2020	
DRAWING No:		6178/PL 03	
DRAWN BY:		FC	

ADAM URBANISM
 OLD HYDE HOUSE, 75 HYDE STREET
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Appendix 2 – Height Parameters Plan



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
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- Site boundary
- Max 3 storey development
Indicative ridge height 12.0m above finished ground level
- Max 2.5 storey development
Indicative ridge height 12.0m above finished ground level
- Max 2.5 storey development
Indicative ridge height 10.9m above finished ground level
- Max 2 storey development
Indicative ridge height 10.9m above finished ground level
- Existing building height to be maintained

Note: Sketch layout is for illustrative purposes only



Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Height parameters	
SCALE:		1:1000 @A1	
DATE:		June 2020	
DRAWING No:		6178/PL 04	
DRAWN BY:		PC	

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Site Location Plan



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— Application Boundary



Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Burghley Land Ltd Application Boundary	
SCALE:		1:1000 @A1	
DATE:		250204	
DRAWING No:		6178/PL 18	
DRAWN BY:		CT	

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Combined Masterplan



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0 10 20 30 40 50 60 70 80 90 100

Site boundary
 Existing buildings
 Proposed buildings
 Street
 Traffic calmed area
 Footway / footpath
 Court / parking
 Green space
 Front garden
 Rear garden
 Attenuation area

M	07.02.20	Outbuilding updates	PC
S	01.01.20	Landscape updates	CT
K	20.01.20	Marvin Homes and Imperial villages building programme	CT
J	19.12.19	Marvin Homes and Imperial villages updates	CT
M	11.09.19	Marvin Homes and Imperial villages updates W/P	PC
U	11.09.19	Residential areas (Marvin Homes) updated	PC
F	06.07.19	Marvin Homes Masterplan updated	SA
B	11.06.19	Imperial Villages & Marvin Homes Masterplan updated	SA
H	10.04.19	All areas updated	PC
C	18.07.17	Imperial Villages Masterplan Update 4	SA
B	07.07.17	Marvin Homes Masterplan Update 4	SA
S	12.08.17	Adam Masterplan Update 4	SA
Rev	Date	Description	Initials

PROJECT: St Martin's Park
 Stamford

TITLE: Combined Masterplan

SCALE: 1:1000@A1

DATE: 18/07/2022

DRAWING No: 6178/001M

DRAWN BY: SA

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Proposed Site Layout



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 The site walls other than the Planning Application perimeter.
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 Ground Floor Plans, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing.
 Measurements to nearest 10mm where the ground conditions are uneven, and subsequently to nearest 50mm to the top of wall conditions listed. The responsibility for establishing the wall and sub-wall conditions rests with the contractor.



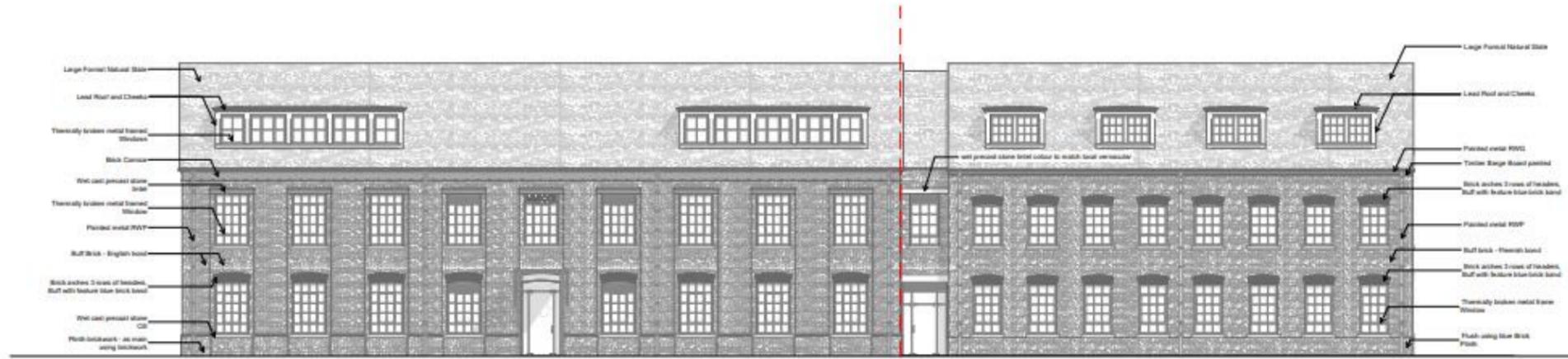
60

PLANNING

01 11.01.22
 Rev. Date Description
 PROJECT St Martin's Park Commercial Area
 TITLE Proposed Site Plan
 SCALE 1:500 @A0
 DATE 01/2022
 DRAWING No. 6159-ADAM-00-XX-DR-A-0111
 DRAWN BY: 012

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Proposed Elevations



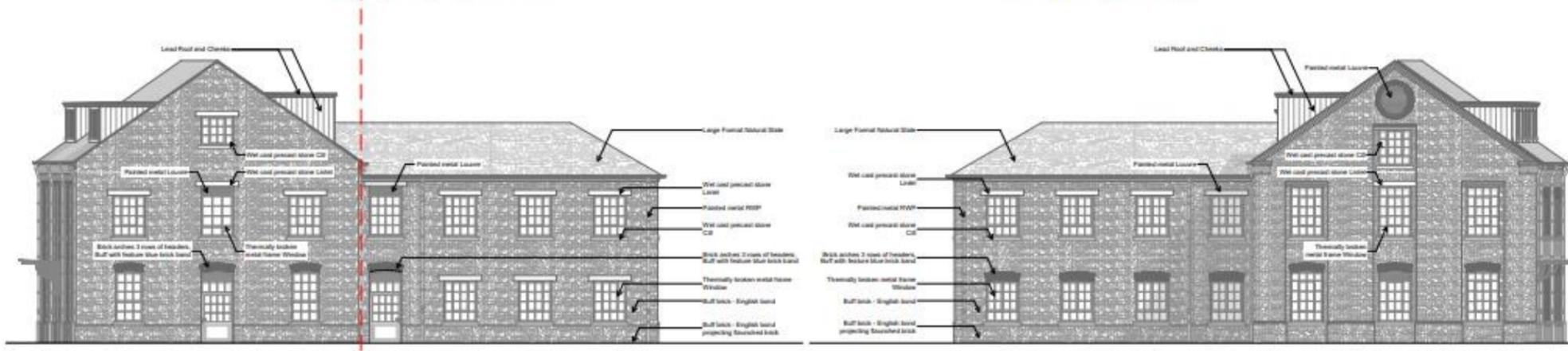
East (Front) Elevation 1-2

East (Front) Elevation 2-2



West (Rear) Elevation 1-2

West (Rear) Elevation 2-2



North (Side1) Elevation 2-1

North (Side1) Elevation 2-2

South (Side2) Elevation

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PLANNING

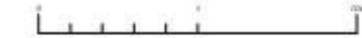
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Rev	Date	Description	Initials
PROJECT	St Martin's Park Commercial Buildings		

TITLE: Office Building 1
 Proposed Elevations
 SCALE: 1:100 @A1
 DATE: February 2025
 DRAWING No: 6259-ADAM-F1-XX-DR-A-0301
 DRAWN BY: BP

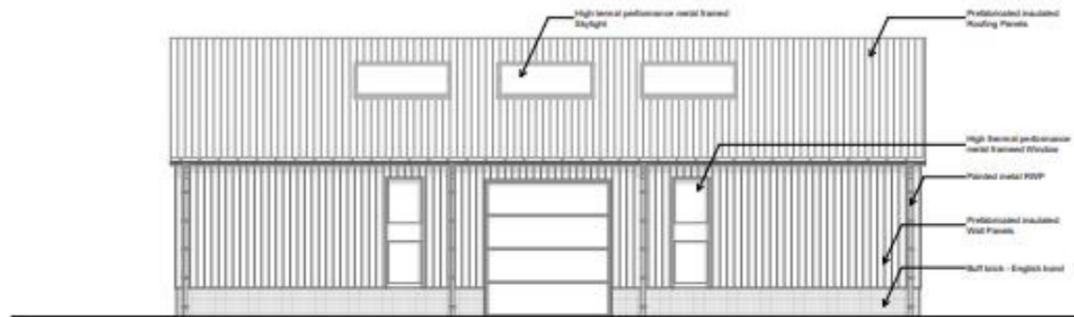


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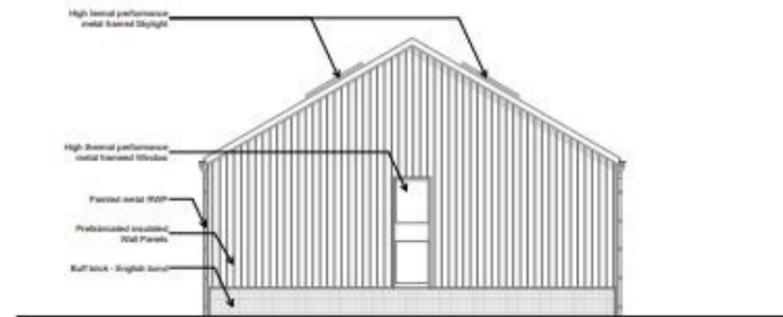
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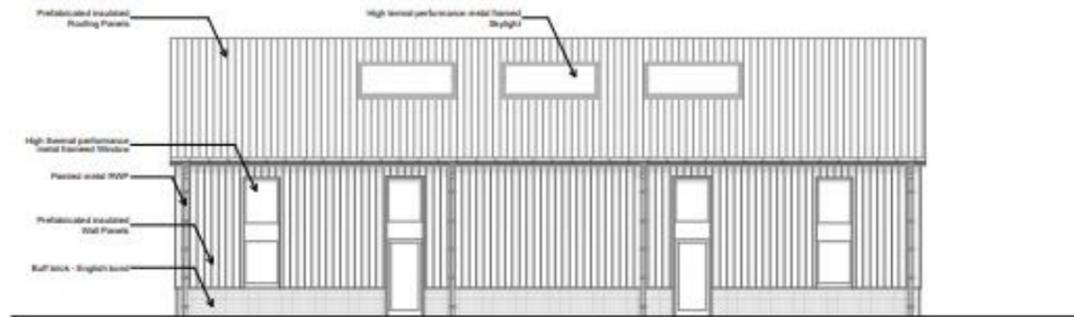
Scale 1:100
For dimensions see Drawings 0201 and 0151



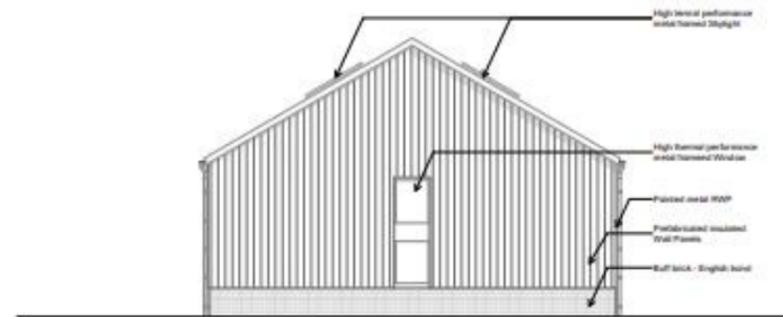
East (Front) Elevation



South (Side2) Elevation



West (Rear) Elevation



North (Side1) Elevation

PLANNING

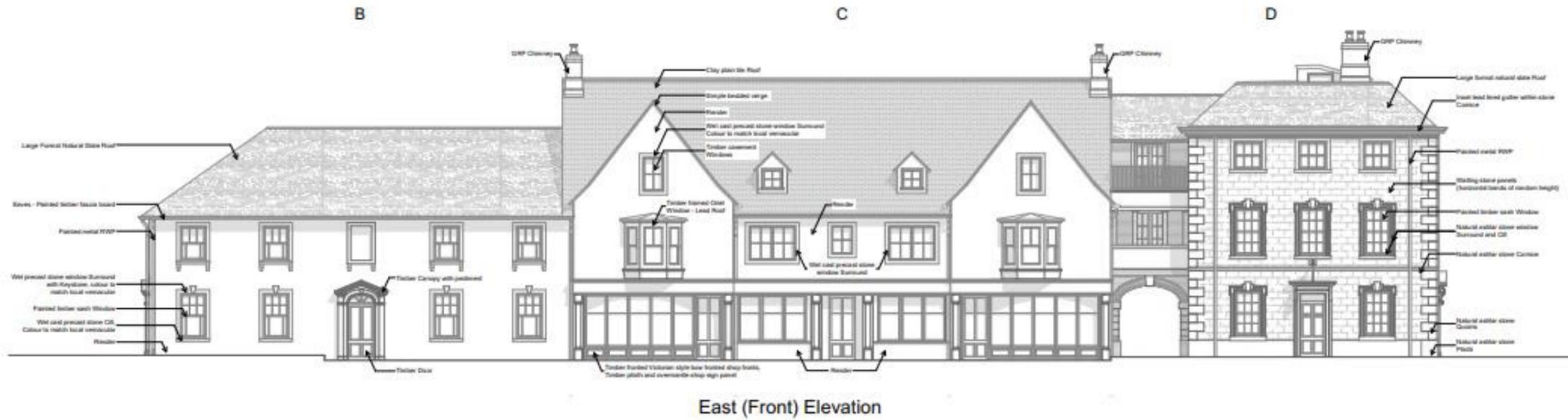
01	TBC	SK	
Rev	Date	Description	Initials
PROJECT		St Martin's Park Commercial Buildings	
TITLE:		Light Industrial Building 4 Proposed Elevations	
SCALE:		1:100 @A1	
DATE:		February 2025	
DRAWING No:		6259-ADAM-L4-XX-DR-A-0301	
DRAWN BY:		SK	



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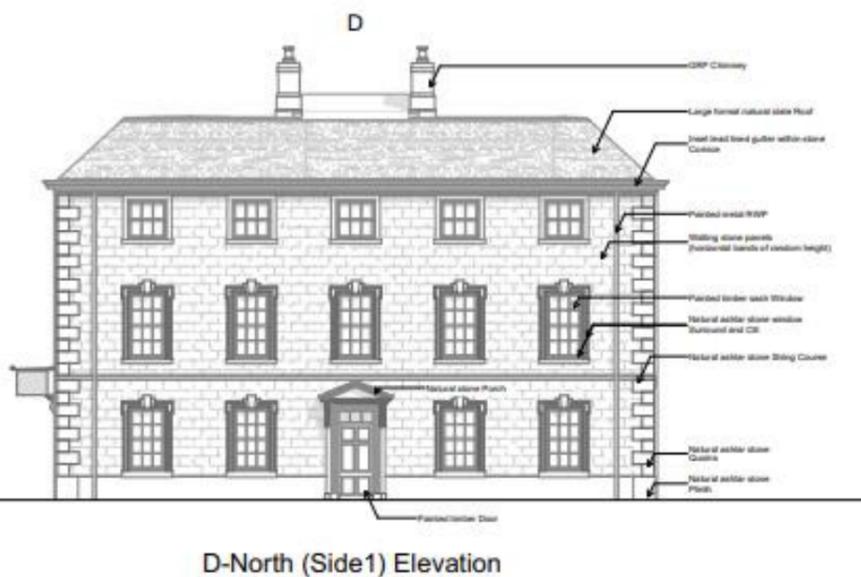
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Scale 1:100
 For dimensions see drawings 0201, 0151, 0152 and 0153

63



D-North (Side1) Elevation



D-South (Side2) Elevation

PLANNING

Rev	Date	Description	SK Initials
01	TBC		SK
PROJECT: St Martin's Park Commercial Buildings			
TITLE: Mixed-use Buildings B, C & D Proposed Elevations MU-BCD 1/2			
SCALE: 1:100 @A1			
DATE: February 2025			
DRAWING No: 6259-ADAM-M2-XX-DR-A-0301			
DRAWN BY: SK			

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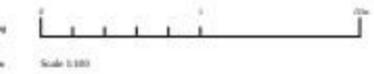
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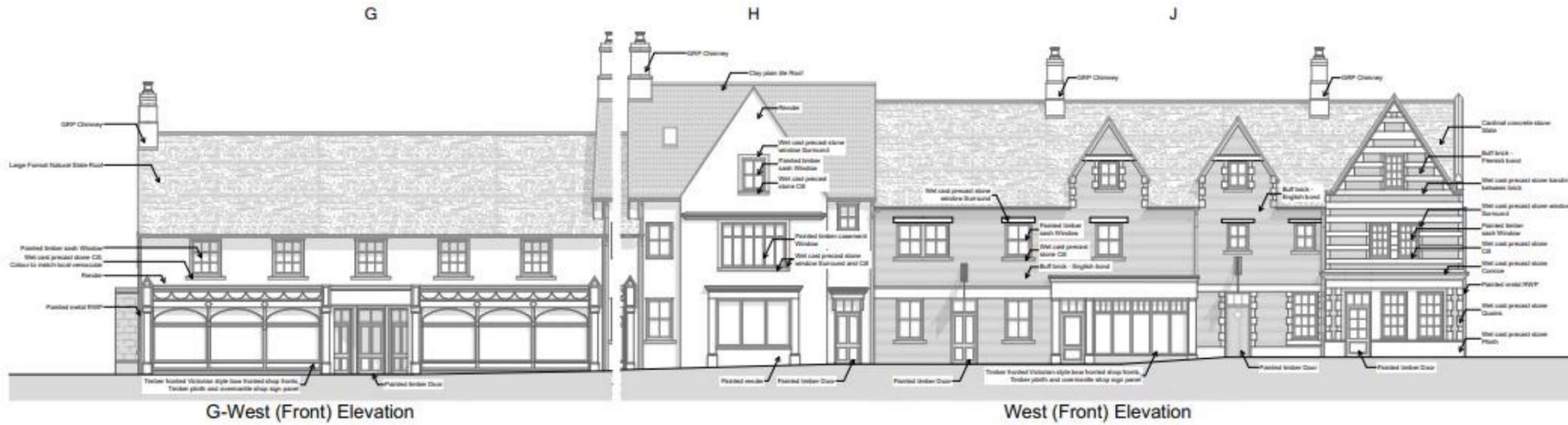
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For dimensions see drawings 0301, 0311, 0312 and 0313



PLANNING

01	TBC	SK	
Rev	Date	Description	Initials
PROJECT	St Martin's Park Commercial Buildings		

TITLE: Mixed-use Buildings G,H & J
Proposed Elevations MU - GHJ 1/2

SCALE: 1:100 @A1

DATE: February 2025

DRAWING No: 6259-ADAM-M4-XX-DR-A-0301

DRAWN BY: SK

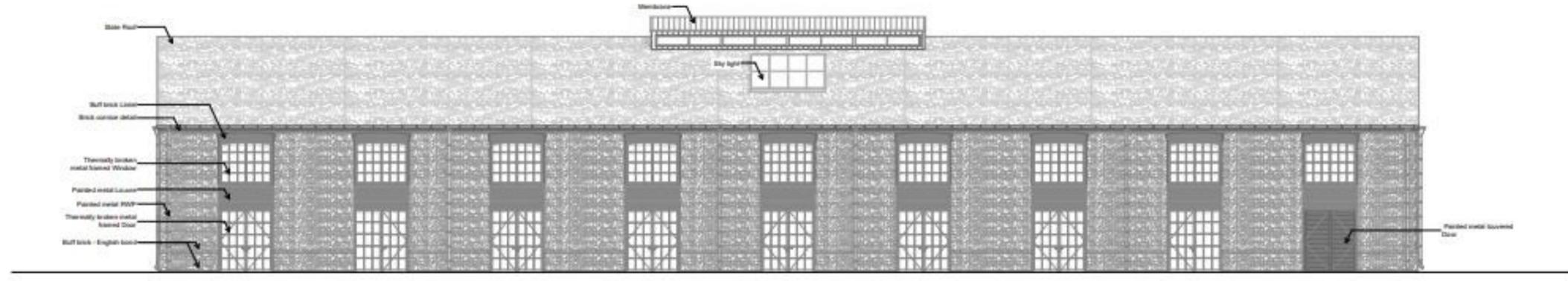


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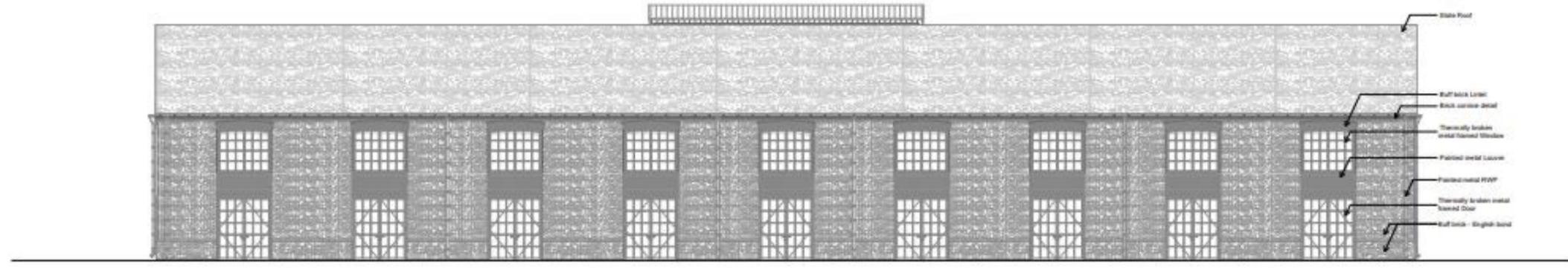
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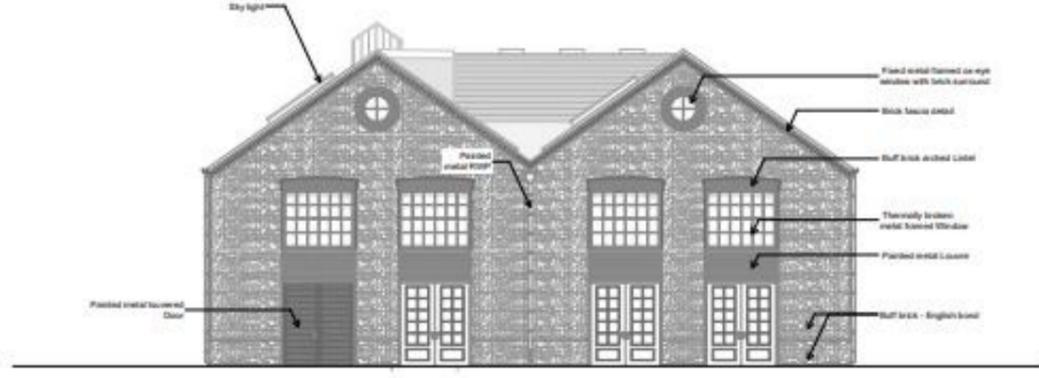
East (Front) Elevation



West (Rear) Elevation



South (Side2) Elevation



North (Side1) Elevation

PLANNING

01	TBC		SK
Rev	Date	Description	Initials
PROJECT		St Martin's Park Commercial Buildings	
TITLE:		1904 Building Proposed Elevations 1904	
SCALE:		1:100 @A1	
DATE:		February 2025	
DRAWING No:		6259-ADAM-NF-XX-DR-A-0301	
DRAWN BY:		SK	

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CGI View of the proposed commercial square



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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3 July 2025



S25/0259

Proposal:	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
Location:	Land to the north of Barnack Road, Stamford
Applicant	Morris Homes Limited
Application Type:	Reserved Matters
Reason for Referral to Committee:	Application for the approval of reserved matters pursuant to an outline planning permission granted by Planning Committee
Key Issues:	<ul style="list-style-type: none"> • Compliance with the outline planning permission • Impact on the character and appearance of the area
Technical Documents:	<ul style="list-style-type: none"> • Design Statement • LEAP Landscape Maintenance Statement • Site Wide Design Statement • Landscape Management Plan

Report Author

Adam Murray – Principal Development Management Planner



01476 406080



Adam.Murray@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Stamford St Mary's

Reviewed by:

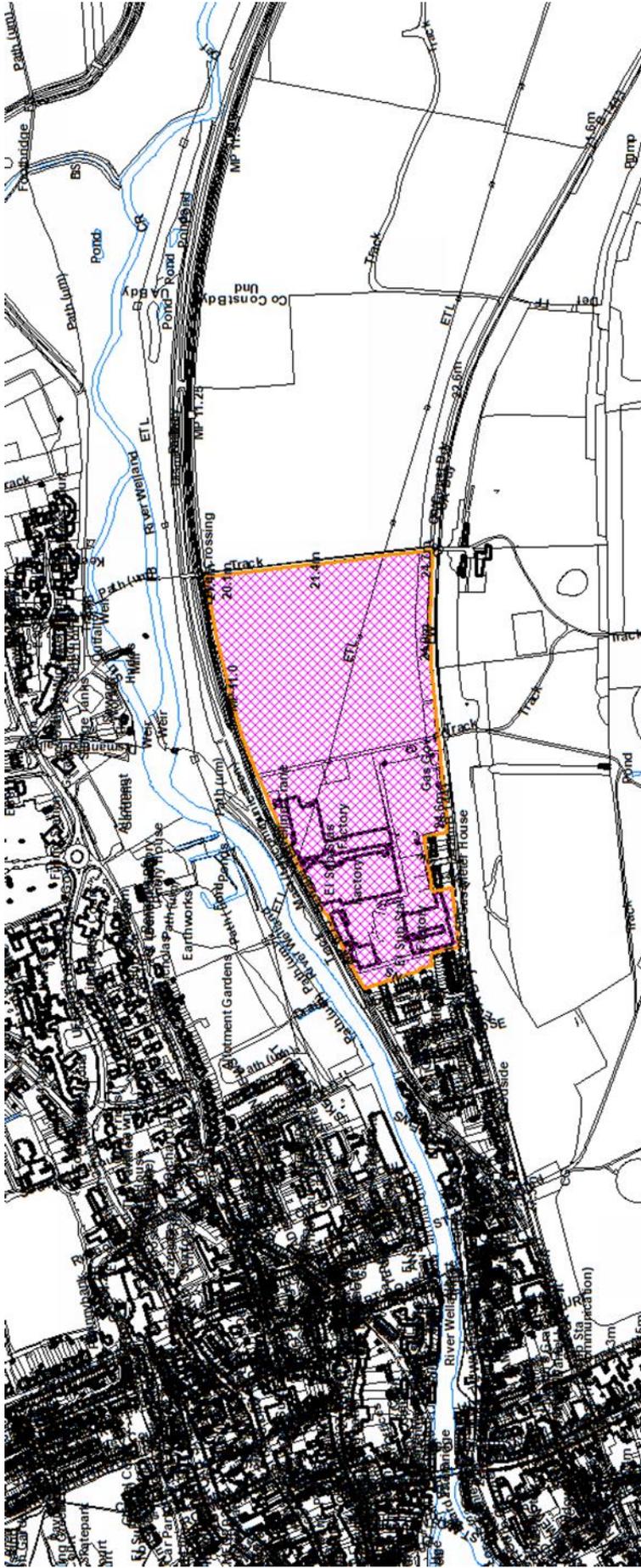
Phil Jordan, Development Management & Enforcement Manager

24 June 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

S25/0259 – Land north of Barnack Road, Stamford



Key



Application
Boundary



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1 Description of the site

- 1.1 The proposed development site comprises an area of approximately 14.7 hectares of relatively low lying land located to the north of Barnack Road, on the south-eastern edge of Stamford, known as St. Martin's Park.
- 1.2 Outline planning permission was granted in February 2022 (LPA Ref: S20/2056) for a proposed development comprising of "Demolition of existing factory premises (excluding original factory building at the southern edge of the site [1904 building]). Erection of mixed-use development comprising: Class E development of offices and workshops (10,000m² (GIA)), local foodstore and café, c.190 dwellings, including 30% affordable housing (Class C3), a retirement village including ancillary facilities (Class C2), public open space, including strategy landscaping at the eastern end of the site, and all associated infrastructure".
- 1.3 The current application forms one of three reserved matters applications currently subject to consideration by the Local Planning Authority, which will collectively deliver the St. Martin's Park development. The current site comprises of the proposed residential dwellings and strategic landscaping and is situated at the eastern end of the site, and is to be delivered by Morris Homes Limited. The proposed commercial land and local centre is located on the western and central parts of the site, and is being delivered by Burghley Land Limited (LPA Ref: S25/0258). Whilst the proposed retirement village is located centrally within the site and is to be delivered by Inspired Villages (LPA Ref: S25/0296).
- 1.4 The site is relatively flat, with a hedge running north-south, separating the former Cummins Generators site to the west, from the undeveloped arable land to the east. There are few trees along the road frontage of the former factory site, and more along the frontage of the field. On the eastern side of the site, there is another hedgerow with a public bridleway running adjacent to the boundary, but outside of the application site. High voltage electricity power lines cross the site on pylons.
- 1.5 Along the northern boundary of the site runs the railway line on a low-level embankment, with some open land around the River Welland valley and Hudds Mill beyond. Beyond that, the land rises towards the eastern part of the town around Priory Road and Uffington Road.
- 1.6 Barnack Road runs to the south of the application site, with the wall of the Burghley House Estate on the opposite side, which marks the boundary between South Kesteven District and Peterborough City Council's administrative boundaries. The extensive Burghley Parkland rises and extends to the south, and the application site wraps around a small number of residential dwellings on its Barnack Road frontage.
- 1.7 At the western side, the site abuts the residential area of Edgar Gardens, with mainly residential development extending further west into the St. Martin's area of Stamford. Barnack Road connects with Water Lane and St. Martin's High Street, which leads into the town centre.
- 1.8 Within the local area, there are a large number of heritage assets of varying types, importance and sensitivity. They include:
 - Burghley House (Grade I Listed building) – 1km to the south
 - Burghley House parkland (Grade II* Registered Park and Garden) – opposite the site
 - Remains of and wider site of St Leonards Priory (Grade I Listed Building and Scheduled Monument) – north of River Welland

- Hudds Mill and Millhouse (Grade II Listed buildings) – north of the River Welland
- Stamford Conservation Area

2 Description of the proposal

- 2.1 The current application seeks the approval of reserved matters relating to appearance, layout, landscaping and scale for the erection of 167 dwellings (Use Class C3) pursuant to outline planning permission S20/2056.
- 2.2 The current application is the result of positive engagement between the Applicant's and the Council's Design PAD service prior to the submission of the application. This has given particular regard to ensuring that the current application forms part of a comprehensive and co-ordinated development of the St. Martin's park development as a whole.
- 2.3 The application submission has been accompanied by a Design Statement, Landscape Management Plan and Site Wide Design Statement, together with Proposed Site Plans, Elevation Plans and Floor Plans, which indicate that the development would consist of the following:
- 2.4 The proposed development would provide 167 dwellings, which would consist of the following housing mix:
- Market Housing (117 dwellings)
 - 30 x 2-bed dwelling (apartments, mews and semi-detached dwellings)
 - 51 x 3-bed dwelling (detached dwellings and mews)
 - 20 x 4-bed dwelling (detached dwellings)
 - 18 x 5-bed dwelling (including detached dwellings)
 - Affordable Housing (50 dwellings)
 - 9 x 1-bed dwellings (including maisonettes and apartments)
 - 18 x 2-bed dwellings (including mews and apartments)
 - 19 x 3-bed dwellings (including mews and semi-detached dwellings)
 - 4 x 4-bed dwellings (including mews)
- 2.5 Access to the site is to be taken via 4 points of vehicular and pedestrian access from Barnack Road, which were approved as part of the outline planning permission. The current reserved matters application also proposes 2 additional points of pedestrian and cycle access along the eastern boundary to provide direct links between the proposed development site and the public bridleway which runs along the eastern boundary but is situated outside of the application site.
- 2.6 The proposed dwellings have been arranged in a perimeter block layout throughout, and includes a number of key focal plots and landmark buildings positioned at key points throughout the site. The development has been designed with a number of character areas, which is reflective of the principles established by the Design and Placemaking Code approved as part of the outline planning permission; with these character areas reflective of their location within the site and the interrelationship between the various uses which form the overall development.

- 2.7 The proposed dwellings would be predominantly 2-storey with a number of 2.5 storey dwellings at key locations, such as on the eastern boundary of the development and adjacent to the local centre. The proposed dwellings would be constructed with a range of rubble and ashlar stone, red and buff brick and would include ivy coloured through render on focal plots. The use of materials is also distributed throughout the site in a manner consistent with the various character areas.
- 2.8 Dwellings fronting onto Barnack Road are similar in design to those used in the Morris Homes development at Cecil Square in Stamford. The buildings are to be built from Rubble stone and include local detailing such as small parapets, high quality quoins detailing, and flush casement windows with surrounds. Boundaries to dwellings include a mixture of vertical railings and hedge planting, as well as low level frontage walls.
- 2.9 Parking courts are proposed throughout the development with the aim of reducing the visibility of cars within the streetscene. Parking spaces are to be marked by block paving with buff textured tarmac drives.
- 2.10 The scheme also includes a number of elements of the strategic landscaping approved as part of the outline planning permission. For example the mature woodland belt along the Barnack Road frontage of the site is to be retained and supplement with native parkland tree species to form a tree lined avenue with footpath and cycleway.
- 2.11 The Main Street within the site includes a number of street trees planted within a swale, which link through the site connecting the Central Greenway with the Play Park on the eastern boundary. The Main Street also includes a playpark with a mixture of timber play equipment and curved wooden benches.
- 2.12 The eastern parkland runs from Barnack Road up to the northern boundary, where it links into the northern landscaping to the railway line. Within this area, the existing trees are to be supplemented with additional parkland tree planting to form a green buffer to the edge of the site. A further native species hedge is to be planted along the internal boundary of the public open space to screen any parking from the open space and public right of way.

3 Relevant History

Application Ref	Description of Development	Decision
S20/2056	Demolition of existing factory premises (excluding original factory building at south western edge of site). Erection of a high quality mixed use development comprising; Class E development of offices and workshops (10,000m ² (GIA)), local foodstore and café; c190 dwellings including 30% affordable housing (Class C3); a retirement village including ancillary facilities (Class C2); public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure. Means of access provided off Barnack Road through adaptation of existing vehicular access points as necessary. Secondary pedestrian and cycle access via Edgar Gardens	Approved Conditionally 28.02.2022
S22/1827	Prior Notification for the proposed demolition of the building at the south-	Prior Notice Approved Conditionally

	western corner of the St Martin's Park development (known as the '1904 building')	07.10.2022
S25/0697	Submission of details reserved by Conditions 20 (Additional Access), 25 (Surface Water), 27 (Landscape and Environmental Management Plan) and 33 (Foul Drainage) of planning permission S20/2056	Pending Consideration

4 Policy Considerations

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2024)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 Stamford Neighbourhood Plan (Made July 2022)

Policy 3 – Housing type and mix on new developments

Policy 10 – Character Areas

Policy 11 – Sustainable transport

4.3 Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)

4.4 National Planning Policy Framework (NPPF) (Published December 2024)

Section 2 – Achieving sustainable development.

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 6 – Building a strong, competitive economy

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

4.5 South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)

5 Representations received

5.1 Anglian Water

5.1.1 No objections.

5.1.2 Given the location with the SPZ1 of a sensitive groundwater source for public water supply, any infiltration SuDS must be accompanied by a hydrogeological risk assessment confirming that the proposed drainage system does not pose an unacceptable risk to the

source of public water supply. This assessment must also consider the potential contaminative inputs into the SuDS system and the system's ability to suitably attenuate these contaminants.

5.2 **Barnack Parish Council**

5.2.1 No comments received.

5.3 **Gardens Trust**

5.3.1 No comments to make.

5.4 **Historic England**

5.4.1 No comments to make.

5.5 **Lincolnshire County Council (Highways & SuDS)**

5.5.1 No objections.

5.5.2 Following on from the outline consent, the site is now divided into three parcels. These proposals by Morris Homes take account of the requirements of the outline and approved Design Code, Place Making Guide and Master Plan, in conjunction with the other parts of the development.

5.5.3 The principles of safety and capacity were determined at the outline application, and it was concluded that the development could be accommodated on the highway network, subject to appropriate mitigation.

5.5.4 Lincolnshire County Council does not consider that the most appropriate forms of SuDS drainage have been proposed for the site. However, as Lead Local Flood Authority, we do not consider that this proposal would increase flood risk in the immediate vicinity of the site and the on-site drainage proposals will manage surface water effectively.

5.6 **Lincolnshire Crime Prevention Officer**

5.6.1 No objections.

5.7 **Lincolnshire Fire and Rescue**

5.7.1 Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of each of the premises entrance in respect of this application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker plate will be fitted nearby. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the hydrant.

5.8 **Lincolnshire Wildlife Trust**

5.8.1 No comments received.

5.9 **Ministry of Defence – Defence Infrastructure Organisation**

5.9.1 No objections

5.10 **Network Rail**

5.10.1 No objections.

5.11 **Peterborough City Council**

5.11.1 No objection, subject to consideration of the following:

- The triple tandem parking spaces are concerning. This should be revisited with the aim of removing at least one of the tandem parking bays.

5.12 **SKDC Conservation Officer**

5.12.1 No objections.

5.12.2 The masterplan proposal is for a mixed development, comprising residential development with up to 190 units, a retirement village with up to 150 units, a commercial development, convenience store and café. Details regarding the proposed design, landscaping, layout and scale has now been provided.

5.12.3 A green buffer with tree lines, shrub and footpaths is retained to the south of the site, along Barnack Road, providing substantial screening to the designated park and garden. It is noted that the trees will be kept at a height of at least 20m, which will provide screening to the 2.5 to 3 storey structures.

5.12.4 The landscaping provides a good mixture of greenspace, walkways and parking, which is set within courtyards to reduce clutter of the main streets, which all adds positively to the site.

5.12.5 The scheme of works presents a great attention to detail, with a high-quality design which compliments the surrounding streetscene. Based on the design, scale and landscaping provided, the proposal is not considered to cause harm to the designated heritage assets.

5.13 **SKDC Environmental Protection Officer**

5.13.1 No comments to make.

5.14 **SKDC Principal Urban Design Officer**

5.14.1 No objections.

5.14.2 The urban form and architecture reflect strongly the character of Stamford. The green edges have responded to the river, PRow, countryside and green spaces beyond the site.

5.14.3 Although the built environment characterises much of the site, there has been some integration of street trees and roadside swales along with greenspaces without the layout in addition to around the edges.

5.14.4 The site has good permeability and connectivity, a cycle route along the southern edge and connection to the PRow. Streets are designed with pedestrians and ease of crossing in mind with slow vehicle speeds.

5.14.5 There is a comprehensive approach and thought to front boundary treatments with different approaches on different streets and all high quality.

5.14.6 The dwellings have a clear Stamford influenced urban form and street character. Dwellings are set forward on plots and less driveway or frontage parking. The rear parking areas have been well designed, with natural surveillance from integrated properties fronting them in most cases.

5.14.7 The scheme demonstrates high quality, traditional architecture that reflects the Stamford character. High quality materials are also proposed.

5.15 **St Martins Without Parish Council**

5.15.1 No comments received.

5.16 **Stamford Civic Society**

5.16.1 No objections.

5.16.2 We welcome the attention to scale and layout given to the scheme and compliment the Applicant's on the high quality design which is appropriate to this important gateway to the town. We consider that all three reserved matters application should be considered as a single development, as set out within the masterplan. We consider it is also important that the three sites are developed concurrently.

5.17 **Stamford Town Council**

5.17.1 No objection.

5.17.2 We have concerns about the safety of the railway cross. With so many more people potentially using the crossing, there should be, as a minimum, warning lights if not a footbridge.

5.18 **Wothorpe Parish Council**

5.18.1 No comments received.

6 Representations as a Result of Publicity

6.1 The 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 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- Stamford Neighbourhood Plan 2016-2036 (Made July 2022).

7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of planning applications.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.

7.4 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The initial Regulation 18 consultation on the draft Plan was carried out between February and April 2024 and a further Regulation 18 consultation on proposed housing and mixed-use allocations is due to commence in July 2025. At this stage, the allocations and policies contained in the Local Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the Local Plan Review is a material consideration and must be taken into account.

7.5 **Compliance with the Outline Planning Permission**

- 7.5.1 As referenced above, the current application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of 167 dwellings (Class C3) pursuant to outline planning permission.
- 7.5.2 Application Ref: S20/2056 was granted in February 2022 and provided outline planning permission for a proposed development comprising of “Demolition of existing factory premises (excluding original factory building at southern edge of site [1904 building]). Erection of mixed-use development comprising: Class E development of offices and workshops (10,000m² (GIA)), local foodstore and café, c.190 dwellings, including 30% affordable housing (Class C3), a retirement village including ancillary facilities (Class C2), public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure”. As such, the current reserved matters application would fall within the description of development permitted by the outline planning permission.
- 7.5.3 Similarly, Condition 16 of the outline planning permission limits the development to the following uses and the maximum levels of each:
- Housing within Class C3 – up to 190 units
 - Retirement village within Class C2 – up to 150 units of accommodation together with communal facilities buildings
 - Commercial development within Class E(g) – up to 10,000 sq. metres of gross internal floorspace, consisting of around 7,500 sq. metres within Class E(g)(i) and (ii) and around 2,500 sq. metres within Class E(g)(iii).
 - Convenience store within Class E(a) – up to 400 sq. metres gross internal floorspace
 - Café within Class E(b) – up to 280 sq. metres gross internal floorspace.
- 7.5.4 As detailed above, the current application proposes the erection of 167 dwellings (Class C3). A further 23 dwellings are proposed as part of the Burghley Land Limited application (Ref: S25/0258), which results in a total quantum of 190 residential dwellings. As such, it is Officers’ assessment that the quantum of development proposed falls within the limits of Condition 16 of the outline planning permission.
- 7.5.5 In addition, Condition 13 of the outline planning permission requires all reserved matters applications to be in broad compliance with the Land Use Parameters and Height Parameters Plans submitted and approved as part of the outline planning application, as well as the approved Design and Placemaking Code. Officers’ have reviewed the submitted scheme against these approved documents and are satisfied that the current proposals are consistent with the approved details.
- 7.5.6 Furthermore, Condition 32 requires reserved matters applications to include details of the location, design and equipment to be installed in a Locally Equipped Area of Play together with details of a maintenance plan. In this regard, the current application proposes the delivery of a LEAP within a park located on the Main Street. The proposed LEAP is to include a timber climbing frame, timber bouncing flower, timber jumping disk, twin seesaw, large play boulders, and curved timber benches. The application has also been accompanied by a LEAP Maintenance Schedule (Barnes Walker) (Dated February 2025), which outlines the management arrangements for the LEAP and the wider Park. It is Officers’ assessment that the design of the proposed LEAP would ensure that there is a range of play opportunities for young people, whilst also enabling the LEAP to integrate positively into the wider streetscene.

- 7.5.7 In addition, Condition 34 also requires at least 10% of all dwellings to be designed to accessible and adaptable standards set out in Part M4(2) of the Building Regulations. The submitted Design Statement and Housetypes confirms that this requirement is being delivered in full as part of the current application.
- 7.5.8 As outlined above, it is appreciated that the current reserved matters application forms only part of the wider development proposals. As such, a key consideration is ensuring that the current application allows for a comprehensive and co-ordinated development across the whole of the St. Martin’s Park site.
- 7.5.9 In this respect, Officers have reviewed the submitted scheme and are satisfied that it is in accordance with the requirements of the outline planning permission, and allows for the delivery of a high quality, comprehensive development. Consequently, the proposed scheme is acceptable in principle, subject to detailed design considerations.

7.6 Meeting All Housing Needs

- 7.6.1 As part of the outline planning permission, the Section 106 Agreement secured 30% of the residential dwellings (Use Class C3) as affordable housing, with details of the number, location, size, type and tenure of all affordable housing provided to be agreed through the submission of an Affordable Housing Scheme. This Scheme is currently pending consideration by the Local Planning Authority (LPA Ref: S25/0808).
- 7.6.2 In terms of the mix of property types and sizes to be provided across the development, Policy H4 (Meeting All Housing Needs) requires all major proposals for residential development to provide an appropriate type and size of dwellings to meet the needs of current and future households of the District.
- 7.6.3 Similarly, Policy 3 of the made Stamford Neighbourhood Plan seeks a mix of 1-, 2- and 3- bed properties, as well as supporting the needs for first time buyers, young families and accommodation for older people.
- 7.6.4 In this respect, the 2023 Local Housing Needs Assessment advises that the following housing mix should be provided for the period to 2041:

Number of bedrooms	Market	Affordable Ownership	Affordable Rent
1 bedroom	1% – 5%	10% - 15%	30% to 35%
2 bedrooms	30% – 35%	40% - 45%	45% to 50%
3 bedrooms	45% - 50%	30% - 35%	20% to 25%
4 bedrooms	10% - 15%	5% - 10%	1% to 5%
5+ bedrooms	1% - 5%	1 to 5%	

- 7.6.5 In comparison, the submitted reserved matters applications would provide the following housing mix:

Number of bedrooms	Market	Affordable Ownership	Affordable Rent
1-bedroom	4	0	10
2-bedrooms	42	8	16
3-bedrooms	49	14	5
4-bedrooms	20	0	4
5+ bedrooms	18	0	0

7.6.6 In respect of the above, it is Officers' assessment that the proposed housing mix would be broadly in accordance with the mix recommended within the LHNA and would provide a range of property types and sizes, including a range of affordable ownership and affordable rental opportunities.

7.6.7 Taking the above into account, it is Officers' assessment that the application proposals would be in accordance with Policy H4 of the adopted Local Plan, Policy 3 of the made Neighbourhood Plan and Section 5 of the National Planning Policy Framework.

7.7 **Impact on the character and appearance of the area**

7.7.1 As outlined above, Condition 13 of the outline planning permission requires all reserved matters applications to be in broad compliance with the Land Use Parameters Plan (Appendix 1) and Height Parameters Plan (Appendix 2). Similarly, the application is also required to be in broad accordance with a detailed Street and Placemaking Code approved as part of the outline planning permission.

7.7.2 The current application scheme has been the result of extensive pre-application engagement between Officers, Consultees and the Applicant's through the Council's Design PAD process. This has included detailed consideration of the development of the site as a whole and ensuring that the three land parcels are appropriately integrated to ensure a co-ordinated and comprehensive approach. As part of the consideration of the current proposals, key consideration has been given to the interface between the Morris Homes development and the other two land parcels, to ensure that the character areas seamlessly integrate across the land parcels, and that the permeability of the scheme is not compromised.

7.7.3 In relation to the above, the Council's Principal Urban Design Officer has been formally consulted on the application scheme and has confirmed that they are supportive of the scheme. Furthermore, the submission has been assessed using the Building for a Healthy Life metric and this confirms that the scheme performs highly against this nationally accredited metric.

7.7.4 It is Officer's assessment that the proposed site layout is consistent with the details approved by the Land Use Parameters Plan and Street and Placemaking Code. The scheme has good permeability as a whole, and the use of rear parking courts and recessed garages will ensure that on-street parking and vehicles generally do not dominate the streetscene. The proposed LEAP is well-located to ensure that it provides a functional play space within close proximity to the proposed Local Centre and contributes to the character of the Main Street as a whole. The form of the Main Street in conjunction with the green corridor punctuating through the centre of the site ensures that the permeability is both north-south and east-west.

7.7.5 The comments from Peterborough City Council in relation to the tandem parking are noted. However, national planning policy requires development to make effective use of land, and it is a key policy obligation of national, local and neighbourhood planning policy that

development should be appropriate for its context. In this respect, it is the Case Officer's assessment that the use of tandem parking, including the minor use of triple tandem parking highlighted by Peterborough City Council, allows the development to have a close knit urban form, which reflects the character of Stamford, whilst also ensuring that the scheme provides adequate parking to serve the needs of future residents in a manner that does not dominate the streetscene. As such, it is Officer's assessment that in balancing these design considerations, the most appropriate design solution has been identified.

- 7.7.6 In respect of the scale and appearance of the proposed dwellings, it is Officer's assessment that the scale of development is broadly consistent with the parameters contained within the Building Height Parameters Plan and is appropriate for the context of the area. The use of 2.5 storey dwellings within the site has been justified to allow for the provision of focal plots and landmark dwellings, which contributes to the street hierarchy and allows for legibility of the site as a whole.
- 7.7.7 Furthermore, the overall appearance and architectural detailing is reflective of the prevailing form and morphology of the built environment within Stamford, and the variation in dwelling designs is in-keeping with the piecemeal evolution and extension of the town. It is Officer's assessment that the proposed palette of materials is appropriate for the character of the area. However, conditions are recommended to require the submission of a formal sample of proposed external materials prior to development above foundation level to ensure that the final material selection is appropriate and does not dilute the delivery of a high-quality development.
- 7.7.8 With regards to the proposed landscaping details, the submitted Plans demonstrate the proposed character areas, which vary alongside the built form; this contributes to the legibility of the scheme as a whole and the integration of the respective land parcels. It is Officers' assessment that the LEAP and eastern parkland ensures that there are a range of open space opportunities to serve all generations, as well as encouraging access to the PRoW thereby encouraging active travel. The proposed planting schedule also positively incorporates a mix of plant species and sizes.
- 7.7.9 Conditions on the outline planning permission secure the implementation of the landscaping, protection of all landscaping for a period of five years, as well as the requirement to submit a Landscape and Ecological Management Plan. Therefore, it is not necessary to replicate these conditions.
- 7.7.10 Taking the above into account, it is Officers assessment that the application proposals would provide an appropriate appearance, layout, landscaping and scale which ensures that the development delivers a high-quality development which is appropriate for the character and appearance of the area and would enhance the streetscene. As such, it is Officers position that the application proposals would accord with Policy DE1 of the adopted South Kesteven Local Plan, the made Stamford Neighbourhood Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework, subject to the imposition of conditions.

7.8 **Impact on heritage assets**

- 7.8.1 With regard to the impact of the development on heritage and archaeology, the proposed development site itself does not contain any designated heritage assets (Listed Buildings or Scheduled Ancient Monuments), and the site is not located within either of the Stamford Conservation Areas. However, it is appreciated that there are a large number of designated

assets within the surrounding area, including Burghley House Registered Park and Garden which is located immediately opposite the site.

- 7.8.2 In this regard, the Council's Conservation Officer has been consulted on the application and has confirmed that they have no objections. They have confirmed that there would be no harm to the setting or significance of any designated heritage assets.
- 7.8.3 Similarly, Historic England and the Gardens Trust have been consulted and neither party has raised any objections.
- 7.8.4 Therefore, the application proposals would not have any unacceptable adverse impacts on any designated heritage assets. As such, the application would be in accordance with Policy EN6 of the Local Plan, Section 16 of the Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.9 **Impact on neighbouring amenity**

- 7.9.1 In assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers' assessment that the proposed layout would ensure adequate separation distances between all new dwellings to ensure that all properties benefit from an appropriate level of privacy and outlook. Likewise, all new dwellings would benefit from an appropriate level of private amenity space.
- 7.9.2 Similarly, in respect of the relationship between the application proposals and the existing residential properties fronting onto Barnack Road, it is Officers' assessment that the scale of the dwellings proposed in this location, coupled with the separation distances, would ensure that the application proposals would not give rise to any unacceptable impacts on the neighbouring residential amenity by way of loss of privacy, overshadowing or outlook.
- 7.9.3 In respect of the impacts of construction activities on the amenity of existing residential properties, it is appreciated that the application site is located immediately adjacent to existing dwellings, and therefore, there is the potential for short-term impacts on residential amenity as a result of noise, dust and vehicle movements associated with the construction of the development. In this regard, it is noted that Condition 22 of the outline planning permission requires the submission of a detailed Construction Management Plan and Method Plan prior to any development on each phase of the site. As such, it is not necessary to replicate this condition as part of the current application.
- 7.9.4 Furthermore, in relation to the interrelationship between the proposed dwellings, and the operational activities of the commercial premises proposed as part of the wider St. Martin's Park development, it is appreciated that the operational activities of these uses, including the loading and unloading of vehicles and operation of machinery, could conflict with the occupation of the proposed dwellings. In this respect, Condition 26 of the outline planning permission requires the submission of a detailed scheme of noise mitigation, which specifically references the requirement to provide measures to address the potential conflict between commercial operations and residential amenity. It is noted that this condition also requires consideration of the potential impact of the proximity of the railway line on residential amenity of dwellings on the northern boundary.
- 7.9.5 Taking the above into account, it is Officers' assessment that, subject to conditions imposed on the outline planning permission, the proposed development would not give rise to any unacceptable adverse impacts on residential amenity by virtue of privacy, light or overshadowing and would not have any unacceptable adverse noise or lighting impacts. Therefore, the proposed development would accord with Policy DE1 of the adopted Local

Plan, the made Neighbourhood Plan, the Design Guidelines SPD, and Section 12 of the Framework.

7.10 **Access, Parking and Highways Impact**

7.10.1 As detailed above, access to the site has been agreed as part of the outline planning permission, which identifies that access to the site is to be taken via Barnack Road through the formation / adaptation of four points of vehicular access and the provision of an additional point of pedestrian / cycle access from Edgar Gardens.

7.10.2 The outline planning permission includes a number of conditions relating to access and highways impacts, as follows:

- Condition 18 requires the implementation of the access works together with the proposed pedestrian access from Edgar Gardens.
- Condition 20 requires details of four additional points of pedestrian and cycle access to be provided on the site.
- Condition 21 requires the implementation of a package of off-site highways improvement works, including the provision of new bus stops and improvements to existing bus stops.
- Condition 23 requires the submission of a Travel Plan, which includes measures to encourage sustainable travel options.

7.10.3 In addition, the Section 106 Agreement completed as part of the outline planning permission also secured a number of financial contributions to off-site highways improvements and monitoring of the travel plan.

7.10.4 It is noted that comments received from Stamford Town Council have requested the installation of warning signs or a footbridge across the railway line from the public bridleway that runs alongside the site. In this regard, the Section 106 Agreement secures a financial contribution of £80,000 towards upgrading the existing crossing system by means or a meerkat warning light system or any other form of equivalent works.

7.10.5 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application and have raised no objections. As part of their formal comments, they have confirmed that the proposed development is not expected to give rise to any concerns in relation to highways safety and capacity.

7.10.6 Taking the above into account, it is the Case Officer's assessment that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity and provides an appropriate level of parking. As such, the application proposals are assessed as being in accordance with Policy ID2 of the Local Plan, the made Stamford Neighbourhood Plan and Section 9 of the National Planning Policy Framework.

7.11 **Flood Risk and Drainage**

7.11.1 Condition 25 of the outline planning permission requires the submission of a surface water drainage scheme prior to the commencement of development. The Local Planning Authority are currently in receipt of an application pursuant to this condition (LPA Ref: S25/0697). Whilst this application is subject to a separate decision, the details have been considered alongside the current reserved matters applications.

7.11.2 Lincolnshire County Council (as Lead Local Flood Authority) have been consulted on the application and have raised no objections. It is noted that they have advised that they do not consider the most appropriate SuDS solution has been proposed as part of the scheme, and similarly the Council's Urban Design Officer has acknowledged that it would be preferable for additional swales to be included in the scheme. However, all parties have accepted that these measures would not be compatible with a layout which advocates for a close-knit structure which is more appropriate for the site's Stamford location. As such, having regard, to the balance of these factors, it is the Case Officer's assessment that the application scheme includes the best SuDS solutions whilst also retaining an appropriate form of development for the area.

7.11.3 Therefore, it is the Case Officer's assessment that the application proposals would not give rise to any unacceptable risk of flooding. Consequently, the application would accord with Policy EN5 of the adopted Local Plan and Section 14 of the National Planning Policy Framework.

7.12 **Other Matters**

7.12.1 It is noted that Lincolnshire Fire and Rescue have objected to the proposals on the basis a fire hydrant is required to be provided as part of the development in accordance with the obligations of Building Regulations.

7.12.2 As indicated above, measures of fire safety, including the provision of fire hydrants, is secured via Approved Document B of the Building Regulations and, therefore, is not a matter which is required to be addressed as part of the planning application. An informative is proposed to be included on the decision notice, which highlights the requirements of the Building Regulations to the applicant.

8 **Crime and Disorder**

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

9 **Human Rights Implications**

9.1 Article 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 concluded that no relevant Article of the Act will be breached in making this decision.

10 **Planning Balance and Conclusions**

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the principle of development has been established as part of the outline planning permission. As such, the current application falls to be assessed in the context of the compliance with the conditions and obligations of the outline planning permission, including ensuring that it does not prejudice the delivery of a co-ordinated and comprehensive development on the whole, as well as the compliance with the adopted Development Plan.

10.2 In this context, it is Officer's assessment that the detailed design and landscaping proposal respond positively to the site's context and the surrounding built form. The proposed development is appropriate for the site's location within Stamford and would not prejudice the delivery of a comprehensive development as a whole. It is Officer's assessment that the

scale and appearance of the development would be consistent with the parameters approved as part of the outline planning permission.

- 10.3 Furthermore, it is Officer's assessment that having regard to the previous form of development on the site, the proposed scheme would not result in any unacceptable impacts on the amenity of neighbouring land uses.
- 10.4 Taking the above into account, it is Officer's assessment that the application proposals would accord with the provisions of the outline planning permission and the adopted Development Plan when taken as a whole, and there are no material considerations which indicate that reserved matters consent should be withheld.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to the proposed schedule of conditions detailed below.

Schedule of Condition(s)

Approved Plans

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

- a. Application Document Schedule (Dated 16 June 2025)

Unless otherwise required by another condition of this permission.

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

During Building Works

Design Quality and Visual Impact

Materials Sample

- 2) Before any works above foundation level of any building hereby permitted are begun, a detailed specification of the materials (including the colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority.

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

Before the Development is Operational

Design Quality and Visual Impact

Materials Implementation

- 3) No building forming part of the development hereby permitted shall be first occupied / brought into use, until that building has been completed in accordance with the approved external materials details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted 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 Paragraph 38 of the National Planning Policy Framework (2024).
- 2) The Applicant's attention is drawn to the comments received from Lincolnshire Fire and Rescue in relation to the provision of fire hydrants within the development.

Appendix 1 – Land Use Parameters Plan



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
 All areas shown are approximate and should be verified before forming the basis of a decision.
 Do not scale other than for Planning Application purposes.
 All dimensions must be checked by the contractor before commencing work on site.
 No deviation from this drawing will be permitted without the prior written consent of the Architect.
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.
 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

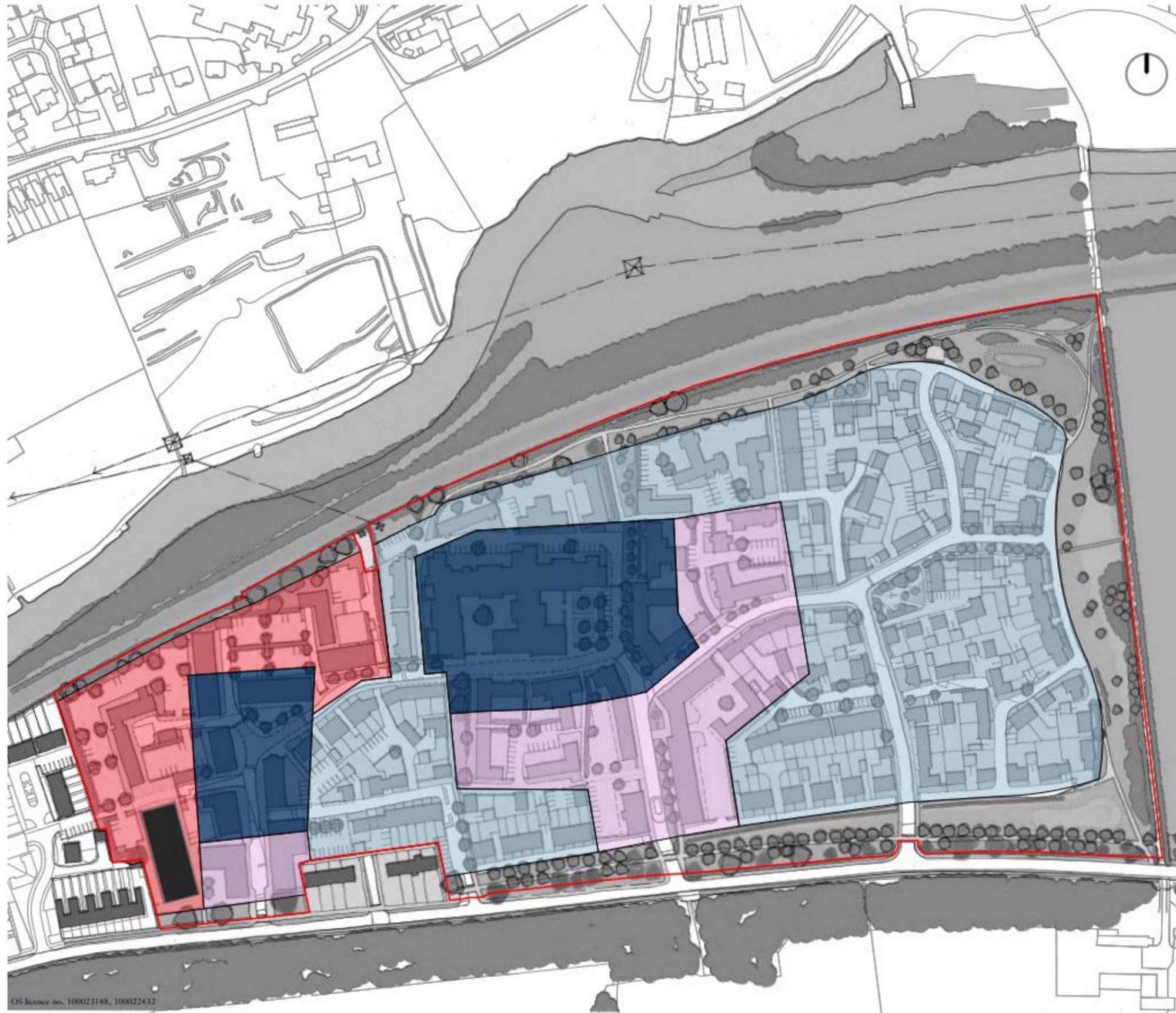
- Commercial land use
- Residential and retirement living land use
- Indicative location for mixed commercial and residential land use
- Green space / structural landscaping land use
- Vehicular, cycle and pedestrian access point
- Primary pedestrian and cycle access point
- Secondary pedestrian and leisure cycle access point

Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Land use parameters	
SCALE:		1:1000 @A1	
DATE:		June 2020	
DRAWING No:		6178/PL 03	
DRAWN BY:		FC	

ADAM URBANISM
 OLD HYDE HOUSE, 75 HYDE STREET
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Appendix 2 – Height Parameters Plan



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
 All areas shown are approximate and should be verified before forming the basis of a decision.
 Do not scale other than for Planning Application purposes.
 All dimensions must be checked by the contractor before commencing work on site.
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 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.
 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.



- Site boundary
- Max 3 storey development
Indicative ridge height 12.0m above finished ground level
- Max 2.5 storey development
Indicative ridge height 12.0m above finished ground level
- Max 2.5 storey development
Indicative ridge height 10.9m above finished ground level
- Max 2 storey development
Indicative ridge height 10.9m above finished ground level
- Existing building height to be maintained

Note: Sketch layout is for illustrative purposes only



Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Height parameters	
SCALE:		1:1000 @A1	
DATE:		June 2020	
DRAWING No:		6178/PL 04	
DRAWN BY:		PC	

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Site Location Plan



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— Application Boundary



Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Morris Homes Application Boundary	
SCALE:		1:1000 @A1	
DATE:		250204	
DRAWING No:		6178/PL 20	
DRAWN BY:		CT	

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Combined Masterplan



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
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 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.



- Site boundary
- Existing buildings
- Proposed buildings
- Street
- Traffic calmed area
- Footway / footpath
- Court / parking
- Green space
- Front garden
- Rear garden
- Attenuation area

M	07.02.20	Outbuilding updates	PC
S	01.01.20	Landscape updates	CT
K	20.01.20	St Martin's Homes and Hospital village building programme	CT
J	19.12.19	St Martin's Homes and Hospital village updates	CT
M	11.09.19	St Martin's Homes and Hospital village updates W/P	PC
U	11.09.19	Residential areas (St Martin's Homes) updated	PC
F	06.07.19	St Martin's Homes Masterplan updated	SA
B	11.06.19	Hospital Village & St Martin's Homes Masterplan updated	SA
H	10.04.19	All areas updated	PC
C	18.07.17	Hospital Village Masterplan Updated	SA
B	07.07.17	St Martin's Homes Masterplan Updated	SA
S	12.08.17	Adam Masterplan Updated	SA
Rev	Date	Description	Initials

PROJECT: St Martin's Park
 Stamford

TITLE: Combined Masterplan

SCALE: 1:1000@A1

DATE: 18/07/2022

DRAWING No: 6178/001M

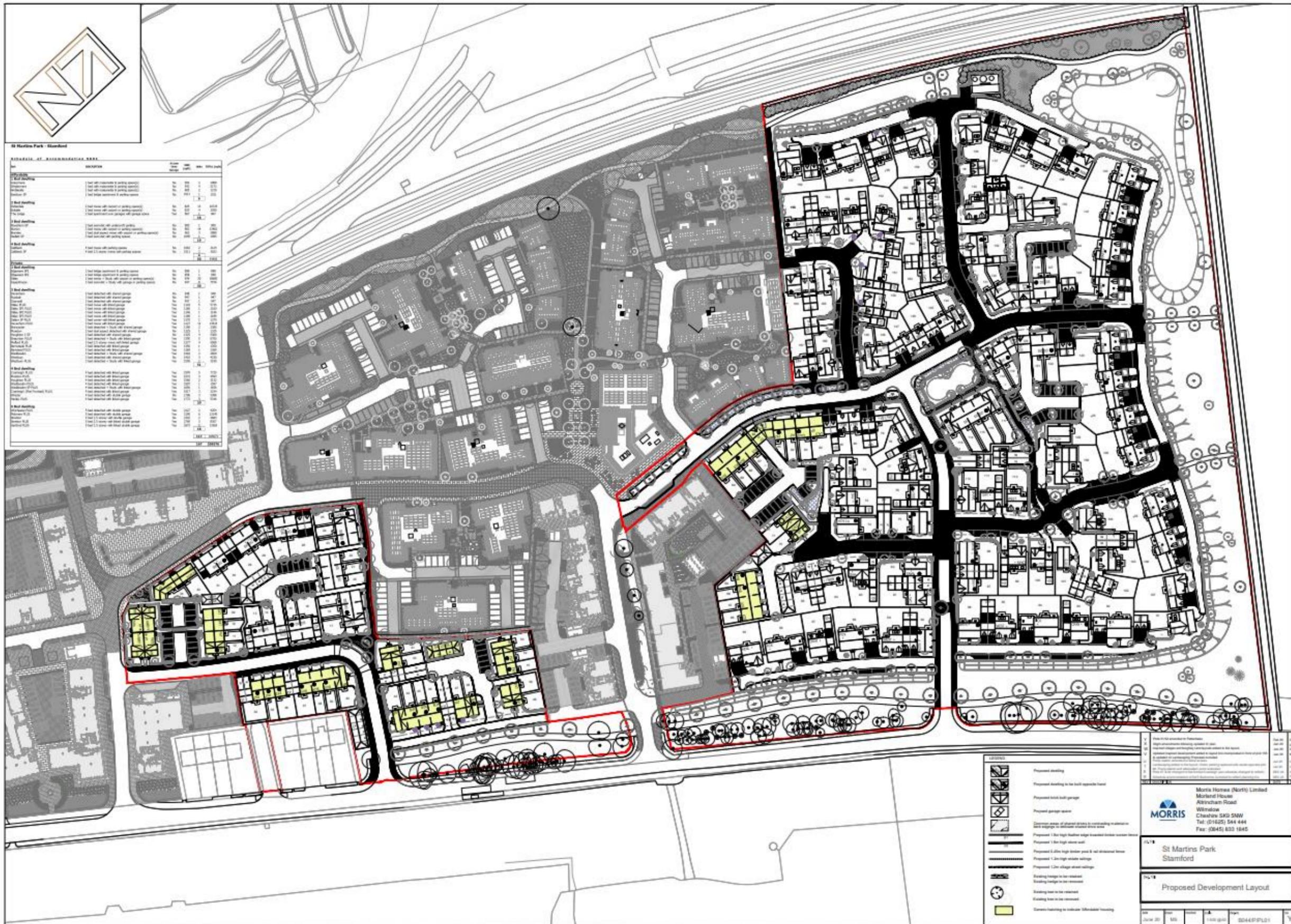
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ADAM URBANISM

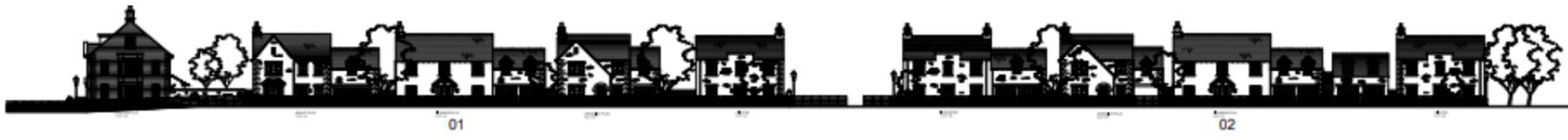
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Proposed Site Layout



Proposed Elevations



STRETTON PLUS PLOT 142 HENLEY PLUS PLOT 136 PECKMERE PLUS PLOT 138 CRANLEIGH PLUS PLOT 137 WINSTER PLOT 136

NORTH STREET SECTION 01



WINCHESTER PLOT 158 CRANLEIGH PLUS PLOT 136 PECKMERE PLUS PLOT 137 WINSTER PLOT 136

NORTH STREET SECTION 02



D	UPDATED TO SUIT COMMENTS RECEIVED	17.10.24	RDL
C	UPDATED TO SUIT COMMENTS RECEIVED	10.09.24	RDL
B	UPDATED TO SUIT COMMENTS RECEIVED	14.08.24	RDL
REV	DESCRIPTION	DATE	BY
Morris Homes (Group) Limited Morland House Altrincham Road Winslow Cheshire SK9 5NW Tel: (01625) 544 444 Fax: (01625) 833 1045			
Job Title STAMFORD ST. MARTIN'S PARK			
Drawing Title NORTH STREET STREET SCENES			
08.12.22	SK	MF	1:100 @ A1
Project: STAMSC02N0103			Rev: 0



THE CRESCENT
SECTION 01



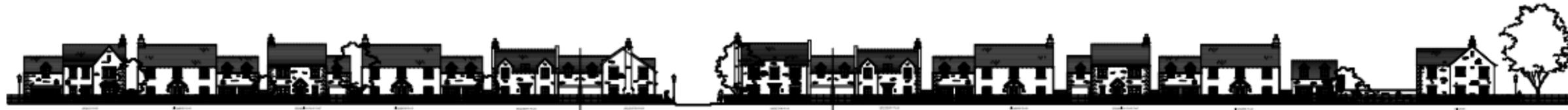
THE CRESCENT
SECTION 02



THE CRESCENT
SECTION 03



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E	UPDATED TO SUIT COMMENTS RECEIVED.	14.08.24	RDL
REV	DESCRIPTION	DATE	BY
<p>Morris Homes (Group) Limited Morland House Altrincham Road Wilmslow Cheshire SK9 5NN Tel: (01625) 544 444 Fax: (0945) 633 1045</p>			
<p>Job Title: STAMFORD ST. MARTIN'S PARK</p>			
<p>Draw Title: THE CRESCENT STREET SCENES</p>			
Date	Scale	Author	Check
10.08.24	SK MF	1:100 @ A1	STAMSCENE012
			G



01

02

03



HENLEY PLUS
PLOT 95

PICKMERE PLUS
PLOT 96

CRANLEIGH PLUS FLAT
PLOT 97

PICKMERE PLUS
PLOT 98

WESTBURY PLUS
PLOT 99

BARNACK ROAD
SECTION 01



HOUGHTON PLUS
PLOT 93

MORETON PLUS
PLOT 94

WESTBURY PLUS
PLOT 95

PICKMERE PLUS
PLOT 94

BARNACK ROAD
SECTION 02



CRANLEIGH PLUS FLAT
PLOT 92

PICKMERE PLUS
PLOT 92

WINTER
PLOT 91

BARNACK ROAD
SECTION 02



D	UPDATED TO SUIT COMMENTS RECEIVED.	06.12.24	CW
C	UPDATED TO SUIT COMMENTS RECEIVED.	17.10.24	ROL
B	UPDATED TO SUIT COMMENTS RECEIVED.	13.09.24	ROL
A	UPDATED TO SUIT COMMENTS RECEIVED.	14.08.24	ROL

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Site Title
**STAMFORD
ST. MARTIN'S PARK**

Prop Title
**BARNACK ROAD
STREET SCENES**

Date	Drawn	Checked	Scale	Project	Rev
08.12.23	SK	MF	1:100 @ A1	STAMSCENES01	D



01
 WESTERN PARCEL SECTION 01
 CAPESTHORPE PLOT 26
 DEBLEY PLUS PLOT 28
 DEBLEY PLUS SP 1 PLOT 27
 DEBLEY PLUS SP 2 PLOT 29
 DEBLEY SP FLAT PLOT 28
 DEBLEY SP FLAT PLOT 30
 DEBLEY SP FLAT PLOT 31



WESTERN PARCEL SECTION 02
 DEBLEY SP FLAT PLOT 31
 ROSETHORN SP PLOT 32
 SACKETT SP PLOT 33
 WINDERMERE GRASSMERE AVELESIDE PLOTS 34
 WINDERMERE GRASSMERE AVELESIDE PLOTS 35



WESTERN PARCEL SECTION 03
 BRANLEY PLOT 45
 BLIXTON PLOT 46
 BLIXTON PLOT 46
 BLIXTON PLOT 46
 PATTERDALE PLOT 47
 ESKDALE PLOT 48
 ESKDALE PLOT 49



WESTERN PARCEL SECTION 04
 BRANLEY PLOT 50
 THE LODGE PLOT 51
 ESKDALE PLOT 52

NO.	DESCRIPTION	DATE	BY
Morris Homes (Group) Limited Morland House Altrincham Road Winslow Cheshire SK9 9NW Tel: (01625) 544 444 Fax: (0845) 833 1845			
Job Title: STAMFORD ST. MARTIN'S PARK			
Day Title: WESTERN PARCEL STREET SCENES			
Scale	0:11.24	RD.	MP
Scale	1:10 @ A1	Region	STAMFORD/SP/52
Scale		Sheet	A

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3 July 2025



S25/0296

Proposal:	Application for the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of 150 residential units (Use Class C2), together with ancillary care, communal and wellbeing facilities pursuant to outline planning permission S20/2056
Location:	Land to the north of Barnack Road, Stamford
Applicant	Senior Living (Stamford) Limited
Application Type:	Reserved Matters
Reason for Referral to Committee:	Application for the approval of reserved matters pursuant to an outline planning permission granted by Planning Committee
Key Issues:	<ul style="list-style-type: none"> • Compliance with the outline planning permission • Impact on the character and appearance of the area
Technical Documents:	<ul style="list-style-type: none"> • Planning Statement • Transport Statement • Design Statement • Site Wide Design Statement

Report Author

Adam Murray – Principal Development Management Planner



01476 406080



Adam.Murray@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Stamford St Mary's

Reviewed by:

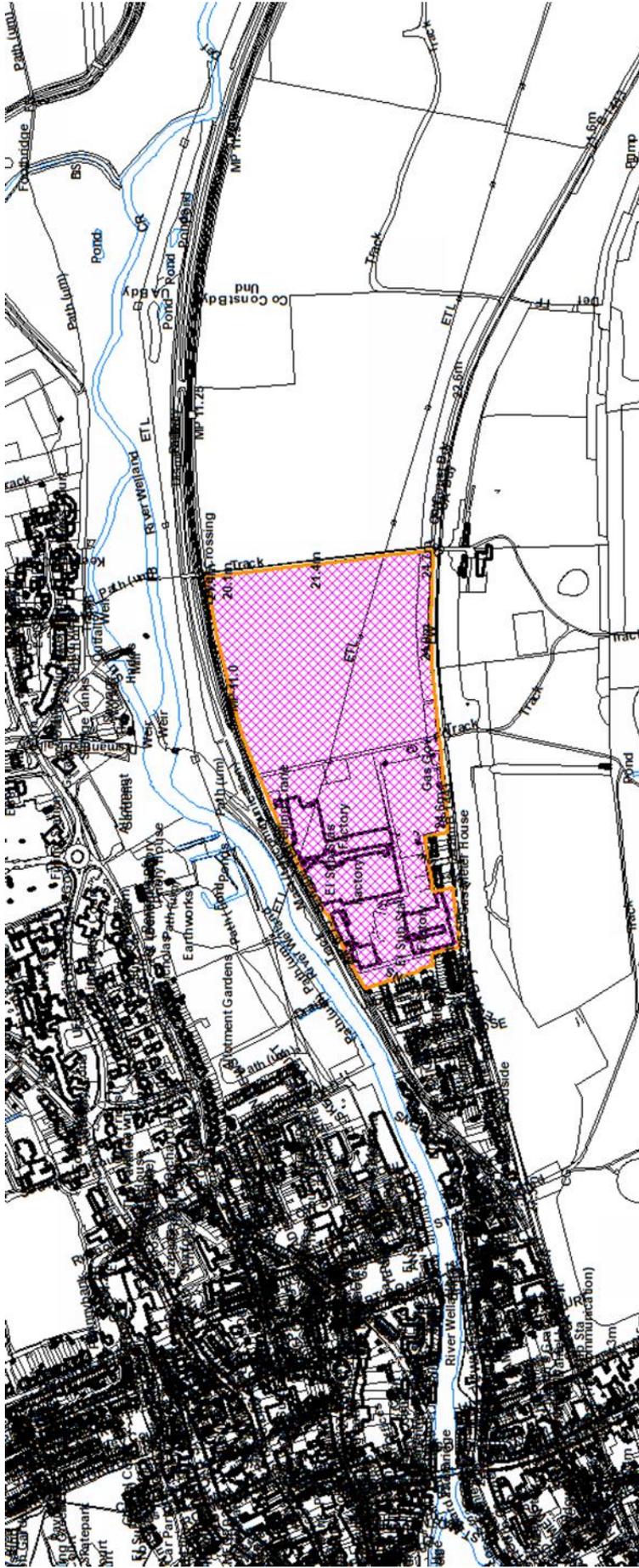
Phil Jordan, Development Management & Enforcement Manager

24 June 2025

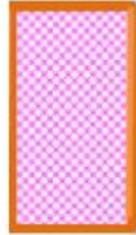
Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

S25/0296 – Land north of Barnack Road, Stamford



Key



Application Boundary



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1 Description of the site

- 1.1 The proposed development site comprises an area of approximately 14.7 hectares of relatively low lying land located to the north of Barnack Road, on the south-eastern edge of Stamford, known as St. Martin's Park.
- 1.2 Outline planning permission was granted in February 2022 (LPA Ref: S20/2056) for a proposed development comprising of "Demolition of existing factory premises (excluding original factory building at the southern edge of the site [1904 building]). Erection of mixed-use development comprising: Class E development of offices and workshops (10,000m² (GIA)), local foodstore and café, c.190 dwellings, including 30% affordable housing (Class C3), a retirement village including ancillary facilities (Class C2), public open space, including strategy landscaping at the eastern end of the site, and all associated infrastructure".
- 1.3 The current application forms one of three reserved matters applications currently subject to consideration by the Local Planning Authority, which will collectively deliver the St. Martin's Park development. The current site comprises of the proposed retirement village and is situated within the centre of the site, and is to be delivered by Inspired Villages. The proposed commercial land and local centre is located on the western part of the site and is being delivered by Burghley Land Limited (LPA Ref: S25/0258). Whilst the proposed residential dwellings are located to the east of the site and is being delivered by Morris Homes (LPA Ref: S25/0259).
- 1.4 The site is relatively flat, with a hedge running north-south, separating the former Cummins Generators site to the west, from the undeveloped arable land to the east. There are few trees along the road frontage of the former factory site, and more along the frontage of the field. On the eastern side of the site, there is another hedgerow with a public bridleway running adjacent to the boundary, but outside of the application site. High voltage electricity power lines cross the site on pylons.
- 1.5 Along the northern boundary of the site runs the railway line on a low-level embankment, with some open land around the River Welland valley and Hudds Mill beyond. Beyond that, the land rises towards the eastern part of the town around Priory Road and Uffington Road.
- 1.6 Barnack Road runs to the south of the application site, with the wall of the Burghley House Estate on the opposite side, which marks the boundary between South Kesteven District and Peterborough City Council's administrative boundaries. The extensive Burghley Parkland rises and extends to the south, and the application site wraps around a small number of residential dwellings on its Barnack Road frontage.
- 1.7 At the western side, the site abuts the residential area of Edgar Gardens, with mainly residential development extending further west into the St. Martin's area of Stamford. Barnack Road connects with Water Lane and St. Martin's High Street, which leads into the town centre.
- 1.8 Within the local area, there are a large number of heritage assets of varying types, importance and sensitivity. They include:
 - Burghley House (Grade I Listed building) – 1km to the south
 - Burghley House parkland (Grade II* Registered Park and Garden) – opposite the site
 - Remains of and wider site of St Leonards Priory (Grade I Listed Building and Scheduled Monument) – north of River Welland

- Hudds Mill and Millhouse (Grade II Listed buildings) – north of the River Welland
- Stamford Conservation Area

2 Description of the proposal

- 2.1 The current application seeks the approval of reserved matters relating to appearance, layout, landscaping and scale for the erection of 150 residential units (Use Class C2), together with ancillary care, communal and wellbeing facilities pursuant to outline planning permission S20/2056.
- 2.2 The current application is the result of positive engagement between the Applicant's and the Council's Design PAD service prior to the submission of the application. This has given particular regard to ensuring that the current application forms part of a comprehensive and co-ordinated development of the St Martin's Park development as a whole.
- 2.3 The application submission has been accompanied by a Design Statement, Planning Statement and Site Wide Design Statement, together with Proposed Site Plans, Elevation Plans and Floor Plans, which indicate that the development would consist of the following:
- 2.4 The proposed development would provide 150 residential units (Class C2) forming an Integrated Retirement Community (IRC). The proposed dwellings would consist of the following mix:
- 6 x 1-bed apartment
 - 123 x 2-bed apartment
 - 8 x 2-bed cottage
 - 13 x 2-bed plus study cottage
- 2.5 The proposals also include the following ancillary and amenity facilities:
- Reception, Administration and Manager Offices
 - Bar, Restaurant and Private Dining
 - Kitchens and associated storage
 - Laundry room
 - Swimming Pool and changing facilities
 - Gymnasium and Fitness Studio
 - Treatment Rooms
 - Hairdresser
 - Staff Room and associated welfare facilities; and
 - Storage/Multi-Use space
- 2.6 These facilities are to be contained in a single "clubhouse" building located at the southern edge of the land parcel, with associated courtyard space immediately to the west, which is identified as the village square. Clubhouse facilities are designed to cater to the needs of occupants of the retirement village but will also be made available to the public, including future residents of the adjacent land parcels.

- 2.7 The proposed residential units are to be contained in a series of apartment buildings and semi-detached and detached cottages which are distributed around the site with associated parking. The land parcel is punctuated in the middle by the proposed village green (green lung) which extends from the northern landscape buffer zone through to the clubhouse.
- 2.8 The apartment blocks are a mix of 2- and 3-storey buildings, with the club house a 2-storey building with single storey rear extension. The proposed cottages, which are all situated to the north of the site are 2-storey in nature.
- 2.9 The clubhouse building is to be a mixture of buff brick a stone and contains detailing using the same materials palette. The building is chamfered where the road intersects. Windows and doors have a mixture of detailing, heads, cills or surrounds. Stone corbels and parapet copy details. Banding details are provided within the facades on larger elevations.
- 2.10 The clubhouse apartment building (the building closest to the facilities) has a varied materials palette of buff brick, render and stone detailing. The windows and doors have a variety of treatments, or alternatively have a simpler fenestration.
- 2.11 The village apartment buildings also have a varied material palette of red brick, buff brick, render and stone detailing, which are used to split the elevations by block to break up the visual massing of the buildings. The windows and doors vary in style, with some featuring detailed heads, cills or surrounds, while others are more streamlined. Dark window colours ensures that the focus is on the detailing rather than the colour of the windows to provide a degree of consistency. The facades of the building also include banding and faux feature windows, as well as Juliet balconies.
- 2.12 The cottages nearest the road frontages bordering the neighbouring land parcels have been designed with a visual link to the clubhouse building, but also the design of the buildings in the adjacent parcels. The palette is buff brick, slate roofs and stone detailing. Cottages in other parts of the site are red brick, slate roofs and stone detailing to the window heads and door surrounds.
- 2.13 Access to the site is to be taken via the Main Street serving the whole St. Martin’s Park development. This Main Street is served via 4 points of vehicular and pedestrian access from Barnack Road, which were approved as part of the outline planning permission.
- 2.14 The scheme also includes the “village green” which extends from the northern landscape buffer through to the clubhouse. The planting within this area utilise native and ornamental species which contribute to the character area formed within the wider development.

3 Relevant History

Application Ref	Description of Development	Decision
S20/2056	Demolition of existing factory premises (excluding original factory building at south western edge of site). Erection of a high quality mixed use development comprising; Class E development of offices and workshops (10,000m ² (GIA)), local foodstore and café; c190 dwellings including 30% affordable housing (Class C3); a retirement village including ancillary facilities (Class C2); public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure. Means of access provided	Approved Conditionally 28.02.2022

	off Barnack Road through adaptation of existing vehicular access points as necessary. Secondary pedestrian and cycle access via Edgar Gardens	
S22/1827	Prior Notification for the proposed demolition of the building at the south-western corner of the St Martin's Park development (known as the '1904 building')	Prior Notice Approved Conditionally 07.10.2022
S25/0697	Submission of details reserved by Conditions 20 (Additional Access), 25 (Surface Water), 27 (Landscape and Environmental Management Plan) and 33 (Foul Drainage) of planning permission S20/2056	Pending Consideration

4 Policy Considerations

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2024)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 Stamford Neighbourhood Plan (Made July 2022)

Policy 3 – Housing type and mix on new developments

Policy 10 – Character Areas

Policy 11 – Sustainable transport

4.3 Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)

4.4 National Planning Policy Framework (NPPF) (Published December 2024)

Section 2 – Achieving sustainable development.

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 6 – Building a strong, competitive economy

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

4.5 South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)

5 Representations received

5.1 Anglian Water

5.1.1 No comments to make.

5.2 Barnack Parish Council

5.2.1 No comments received.

5.3 Environment Agency

5.3.1 No comments to make.

5.4 Gardens Trust

5.4.1 No comments to make.

5.5 Historic England

5.5.1 No comments to make.

5.6 Lincolnshire County Council (Highways & SuDS)

5.6.1 No objections.

5.6.2 The principal means of vehicular access is to be obtained via the shared spine road running east-west to the south of the parcel of the wider site, via a pair of simple priority junctions proceeding northward along secondary routes, the western of which will also provide a connection to the road abutting the western boundary.

5.6.3 The principles of highway safety and capacity were determined at the outline application, and it was concluded that the development could be accommodated on the highway network, subject to appropriate mitigation.

5.6.4 Lincolnshire County Council does not consider that the most appropriate forms of SuDS drainage have been proposed for the site. However, as Lead Local Flood Authority, we do not consider that this proposal would increase flood risk in the immediate vicinity of the site and the on-site drainage proposals will manage surface water effectively.

5.7 Lincolnshire Crime Prevention Officer

5.7.1 No objections.

5.8 Lincolnshire Fire and Rescue

5.8.1 Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of each of the premises entrance in respect of this application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker plate will be fitted nearby. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the hydrant.

5.9 Lincolnshire Wildlife Trust

5.9.1 No comments received.

5.10 Ministry of Defence – Defence Infrastructure Organisation

5.10.1 No comments received.

5.11 Network Rail

5.11.1 No objections.

5.12 **Peterborough City Council**

5.12.1 No objections.

5.12.2 New solar panels are indicated in the section drawings. It is important to ensure that no new solar panels or other external services and plant that could spoil the traditional appearance of the properties fronting Barnack Road are resisted in order to preserve the setting of the listed parkland. The Planning Authority may wish to consider removing permitted development rights for such additions to ensure against this. If solar panels are located on buildings set back from the street frontage, these should be flush with the roof pitch, a dark matte colour to match the roof covering proposed in order to mitigate their visual impact.

5.13 **SKDC Conservation Officer**

5.13.1 No objections.

5.13.2 The current proposal is regarding the retirement village set at the centre-north of the site. The buildings are to comprise a mixture of detached, semi-detached and three-storey apartment complexes including a central clubhouse, providing further amenities to the entire site. ON the approach from the main access route, the clubhouse is the focal point, set prominently at the junction. It also fronts a well-proportioned village square, which leads to a large, communal open greenspace. This leads to the northern belt of greenspace, leading along the entire length of the site and incorporates a footpath. The tree lines would provide screening to the north, minimising the potential visual impact on the nearby St. Leonards Priory Scheduled Monument.

5.13.3 With their scale and design, the larger apartment blocks, set to the west of the site, visually tie in with the commercial units set in the western extent of the masterplan site, while providing a visual and characteristic transition to the lower semi-detached and detached properties set within the north and east of the site.

5.13.4 The drawings illustrate the mixture of materials proposed, ranging from stonework, rustic, buff and blue engineering brick, which are in keeping with the wider area.

5.13.5 There are a substantially number of solar panels proposed, covering the flat roofs, and most south and east facing roof pitches with occasional west facing pitches. With the flat roofed buildings containing parapets, these solar panels, albeit set on the highest buildings would be visually well screened. It would be recommended for the solar panels on pitched roofs to be integrated into the roofscape.

5.13.6 The scheme of works presents a high quality design, integrating a significant amount of greenspace into the residential development, which complements the development and surrounding streetscene. It is noted that all three reserved matters should be considered as a single development, as set out in the masterplan, to ensure the high quality design presented is implemented cohesively throughout the site. Based on the design, scale and screening provided, the proposal is not considered to cause harm to the designated heritage assets in the surrounding area.

5.14 **SKDC Environmental Protection Officer**

5.14.1 No comments to make.

5.15 **SKDC Principal Urban Design Officer**

- 5.15.1 No objections.
- 5.15.2 The urban form and architecture reflect strongly the character of Stamford. The green edges have responded to the river, PRow, countryside and green spaces beyond the site.
- 5.15.3 Although the built environment characterises much of the site, there has been some integration of street trees and roadside swales along with greenspaces without the layout in addition to around the edges.
- 5.15.4 The site has good permeability and connectivity, a cycle route along the southern edge and connection to the PRow. Streets are designed with pedestrians and ease of crossing in mind with slow vehicle speeds.
- 5.15.5 The scheme includes a feature square with active edges and street surface material changes – a length of street with street surface changes, a green space / play area, and a feature space outside the retirement living area.
- 5.15.6 The scheme demonstrates high quality, traditional architecture that reflects the Stamford character. High quality materials are also proposed.

5.16 **St Martins Without Parish Council**

- 5.16.1 No comments received.

5.17 **Stamford Civic Society**

- 5.17.1 No objections.
- 5.17.2 We welcome the attention to scale and layout given to the scheme and compliment the Applicant's on the high quality design which is appropriate to this important gateway to the town. We consider that all three reserved matters application should be considered as a single development, as set out within the masterplan. We consider it is also important that the three sites are developed concurrently.

5.18 **Stamford Town Council**

- 5.18.1 No objection.

5.19 **Wothorpe Parish Council**

- 5.19.1 No comments received.

6 Representations as a Result of Publicity

- 6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and letters of representation has been received from 1 interested party; who has remained neutral. The representation has raised the following matters:
- Require the installation of bird swift boxes into the development.

7 Evaluation

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:
- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
 - Stamford Neighbourhood Plan 2016-2036 (Made July 2022).

7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of planning applications.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) (“the Framework”) (Published December 2024) are also a relevant material consideration in the determination of planning applications.

7.4 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The initial Regulation 18 consultation on the draft Plan was carried out between February and April 2024 and a further Regulation 18 consultation on proposed housing and mixed-use allocations is due to commence in July 2025. At this stage, the allocations and policies contained in the Local Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the Local Plan Review is a material consideration and must be taken into account.

7.5 **Compliance with the Outline Planning Permission**

7.5.1 As detailed above, the current application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of 150 residential units (Class C2), together with ancillary care, communal and wellbeing facilities pursuant to outline planning permission S20/2056.

7.5.2 Application Ref: S20/2056 was granted in February 2022 and provided outline planning permission for a proposed development comprising of “Demolition of existing factory premises (excluding original factory building at southern edge of site [1904 building]). Erection of mixed-use development comprising: Class E development of offices and workshops (10,000m² (GIA)), local foodstore and café, c.190 dwellings, including 30% affordable housing (Class C3), a retirement village including ancillary facilities (Class C2), public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure”. As such, the current reserved matters application would fall within the description of development permitted by the outline planning permission.

7.5.3 Similarly, Condition 16 of the outline planning permission limits the development to the following uses and the maximum levels of each:

- Housing within Class C3 – up to 190 units
- Retirement village within Class C2 – up to 150 units of accommodation together with communal facilities buildings
- Commercial development within Class E(g) – up to 10,000 sq. metres of gross internal floorspace, consisting of around 7,500 sq. metres within Class E(g)(i) and (ii) and around 2,500 sq. metres within Class E(g)(iii).
- Convenience store within Class E(a) – up to 400 sq. metres gross internal floorspace
- Café within Class E(b) – up to 280 sq. metres gross internal floorspace.

7.5.4 As detailed above, the current application proposes the erection of 150 residential units (Use Class C2), which are to form an independent retirement village, together with ancillary communal facilities which are to be contained in a central communal building. As such, it is Officers’ assessment that the quantum of development proposed falls within the limits of Condition 16 of the outline planning permission.

7.5.5 The occupation of the retirement village is controlled by Schedule 6 of the Section 106 Agreement completed as part of the outline planning permission. This sets out that the retirement land must not be used for any other purpose than as a retirement village and that the units provided within this part of the site cannot be used for anything other than a Class C2 use. The Section 106 Agreement also explicitly defines the C2 units as the following:

“Means a continuing care unit (which may or may not be a dwelling) within Use Class C2 only for the provision of residential accommodation and care to people who are:

- (i) Over the age of 55 (and such persons living with them who are their spouse, civil partner, cohabitee or dependent); and*
- (ii) In need of care”*

7.5.6 In addition, Condition 13 of the outline planning permission requires all reserved matters applications to be in broad compliance with the Land Use Parameters and Height Parameters Plans submitted and approved as part of the outline planning application, as well as the approved Design and Placemaking Code. Officers’ have reviewed the submitted scheme against these approved documents and are satisfied that the current proposals are consistent with the approved details.

7.5.7 Furthermore, Condition 32 requires reserved matters applications to include details of the location, design and equipment installed in a Locally Equipped Area for Play. Condition 34 requires at least 10% of all dwellings to be designed to accessible and adaptable standards set out in Part M4(2) of the Building Regulations. It is Officer’s assessment that these conditions are more appropriately addressed as part of the reserved matters application relating to the residential (Use Class C3) part of the wider development, which has been submitted on behalf of Morris Homes.

7.5.8 As outlined above, it is appreciated that the current reserved matters application forms only part of the wider development proposals. As such, a key consideration is ensuring that the current application allows for a comprehensive and co-ordinated development across the whole of the St. Martin’s Park site.

7.5.9 In this respect, Officers have reviewed the submitted scheme and are satisfied that it is in accordance with the requirements of the outline planning permission, and allows for the delivery of a high quality, comprehensive development. Consequently, the proposed scheme is acceptable in principle, subject to detailed design considerations.

7.6 **Meeting All Housing Needs**

7.6.1 As part of the outline planning permission, the Section 106 Agreement secured 30% of the residential dwellings (Use Class C3) as affordable housing, with details of the number, location, size, type and tenure of all affordable housing provided to be agreed through the submission of an Affordable Housing Scheme. This Scheme is currently pending consideration by the Local Planning Authority (LPA Ref: S25/0808).

7.6.2 In terms of the mix of property types and sizes to be provided across the development, Policy H4 (Meeting All Housing Needs) requires all major proposals for residential development to provide an appropriate type and size of dwellings to meet the needs of current and future households of the District.

7.6.3 Similarly, Policy 3 of the made Stamford Neighbourhood Plan seeks a mix of 1-, 2- and 3-bed properties, as well as supporting the needs for first time buyers, young families and accommodation for older people.

- 7.6.4 In this respect, the current application proposes a range of 1- and 2-bed residential units falling within Use Class C2 and forming a retirement village. The proposed scheme would therefore assist in meeting the needs for specialist accommodation within the District.
- 7.6.5 Taking the above into account, it is Officers' assessment that the application proposals would be in accordance with Policy H4 of the adopted Local Plan, Policy 3 of the made Neighbourhood Plan and Section 5 of the National Planning Policy Framework.
- 7.7 **Impact on the character and appearance of the area**
- 7.7.1 As outlined above, Condition 13 of the outline planning permission requires all reserved matters applications to be in broad compliance with the Land Use Parameters Plan (Appendix 1) and Height Parameters Plan (Appendix 2). Similarly, the application is also required to be in broad accordance with a detailed Street and Placemaking Code approved as part of the outline planning permission.
- 7.7.2 The current application scheme has been the result of extensive pre-application engagement between Officers, Consultees and the Applicant's through the Council's Design PAD process. This has included detailed consideration of the development of the site as a whole and ensuring that the three land parcels are appropriately integrated to ensure a co-ordinated and comprehensive approach. As part of the consideration of the current proposals, a key consideration has been the interface between the site and the other two land parcels, to ensure that there is integration across the land parcels, and also to the use and functionality of the village square positioned adjacent to the facilities building.
- 7.7.3 In relation to the above, the Council's Principal Urban Design Officer has been formally consulted on the application scheme and has confirmed that they are supportive of the proposals. Furthermore, the submission has been assessed using the Building for a Healthy Life metric, and this confirms that the scheme performs highly against this nationally accredited metric.
- 7.7.4 It is Officer's assessment that the proposed site layout is consistent with the details approved by the Land Use Parameters Plan and Street and Placemaking Code. The proposed layout and orientation of buildings contributes to the formation of an attractive village square, and the position of the facilities building within the site means that it is conveniently located to ensure accessibility to all users, including occupiers of the adjacent land parcels. The position of the village green, and its connectivity to the northern buffer landscaping and footpath, ensures that the site is permeable on both axis.
- 7.7.5 In respect of the scale and appearance of the proposed buildings, it is Officers' assessment that the scale of development is broadly consistent with the parameters contained within the Building Heights Parameters Plan. The use of 3-storey buildings are situated along the western end of the Main Street, in close proximity to the commercial units provided as part of the Burghley Land Limited parcel, and therefore, assist in providing a transition between the character and form of the two parcels.
- 7.7.6 Furthermore, the overall appearance and architectural detailing of the built form is reflective of the prevailing form and morphology of the built environment within Stamford. The Design and Access Statement submitted as part of the application has demonstrated how this contextual analysis has strongly influenced the design process, and the characteristics of the built form. It is Officer's assessment that the proposal palette of materials is appropriate for the character of the area. However, conditions are recommended to require the submission of a formal sample of proposed external materials prior to development above

foundation level to ensure that the final material selection is appropriate and does not dilute the delivery of a well-planned and high-quality development.

- 7.7.7 With regards to the proposed landscaping details, the submitted Plans demonstrate proposals for a range of soft and hard landscaped areas, which ensures that the spaces are functional and fully accessible for all members of the community, whilst also creating attractive character areas, which contribute to the legibility of the St. Martin's Park development as a whole, and the integration of the respective land parcels with the northern landscaped area, which crosses all three parcels.
- 7.7.8 Conditions on the outline planning permission secure the implementation of the landscaping, protection of all landscaping for a period of five years, as well as the requirement to submit a Landscape and Ecological Management Plan. Therefore, it is not necessary to replicate these conditions.
- 7.7.9 Taking the above into account, it is Officers assessment that the application proposals would provide an appropriate appearance, layout, landscaping and scale which ensures that the development delivers a high-quality development which is appropriate for the character and appearance of the area and would enhance the streetscene. As such, it is Officers position that the application proposals would accord with Policy DE1 of the adopted South Kesteven Local Plan, the made Stamford Neighbourhood Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework, subject to the imposition of conditions.

7.8 **Impact on heritage assets**

- 7.8.1 With regard to the impact of the development on heritage and archaeology, the proposed development site itself does not contain any designated heritage assets (Listed Buildings or Scheduled Ancient Monuments), and the site is not located within either of the Stamford Conservation Areas. However, it is appreciated that there are a large number of designated assets within the surrounding area, including Burghley House Registered Park and Garden which is located immediately opposite the site.
- 7.8.2 In this regard, the Council's Conservation Officer has been consulted on the application and has confirmed that they have no objections. They have confirmed that there would be no harm to the setting or significance of any designated heritage assets.
- 7.8.3 Similarly, Historic England and the Gardens Trust have been consulted and neither party has raised any objections.
- 7.8.4 It is noted that Peterborough City Council have raised concerns about the potential for solar panels or external services to be installed on southern facing roofscapes, and therefore potentially causing harm to the setting of Burghley House Registered Park and Garden and have recommended removing permitted development rights for such installations. Similarly, the Council's Conservation Officer has also alluded to a requirement for the installation of solar panels to be controlled to ensure that these are not installed in sensitive locations.
- 7.8.5 Condition 31 of the outline planning permission requires the submission of a detailed scheme of climate mitigation measures prior to the commencement of any building operations on each phase. Details submitted pursuant to this condition will identify any external services to be provided as part of the delivery of the scheme. Notwithstanding this, it is appreciated that Part 14: Renewable Energy of the General Permitted Development Order allows for the installation of solar panels and air source heat pumps on domestic and non-domestic properties without the need for express planning permission, subject to

compliance with a number of conditions. Whilst the concerns of Peterborough City Council and SKDC's Conservation Officer are noted, the Case Officer acknowledges that there are existing residential properties fronting onto Barnack Road, which have not had any permitted development rights removed, and therefore, could reasonably install external services without the need for planning permission from the Local Planning Authority. In such circumstances, the installation of external services on these properties would cause the same level of impact on the Registered Park and Garden. As such, it is the Case Officer's assessment that it would not be reasonable to remove permitted development rights as part of the current proposals.

7.8.6 Therefore, the application proposals would not have any unacceptable adverse impacts on any designated heritage assets. As such, the application would be in accordance with Policy EN6 of the Local Plan, Section 16 of the Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.9 **Impact on neighbouring amenity**

7.9.1 In assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers' assessment that the proposed layout would ensure adequate separation distances between all new dwellings to ensure that all properties benefit from an appropriate level of privacy and outlook. Likewise, all new dwellings would benefit from an appropriate level of private amenity space.

7.9.2 In respect of the impacts of construction activities on the amenity of existing residential properties, it is appreciated that the application site is located immediately adjacent to existing dwellings, and therefore, there is the potential for short-term impacts on residential amenity as a result of noise, dust and vehicle movements associated with the construction of the development. In this regard, it is noted that Condition 22 of the outline planning permission requires the submission of a detailed Construction Management Plan and Method Plan prior to any development on each phase of the site. As such, it is not necessary to replicate this condition as part of the current application.

7.9.3 Furthermore, in relation to the interrelationship between the proposed dwellings, and the operational activities of the commercial premises proposed as part of the wider St. Martin's Park development, it is appreciated that the operational activities of these uses, including the loading and unloading of vehicles and operation of machinery, could conflict with the occupation of the proposed dwellings. In this respect, Condition 26 of the outline planning permission requires the submission of a detailed scheme of noise mitigation, which specifically references the requirement to provide measures to address the potential conflict between commercial operations and residential amenity. It is noted that this condition also requires consideration of the potential impact of the proximity of the railway line on residential amenity of dwellings on the northern boundary.

7.9.4 Taking the above into account, it is Officers' assessment that, subject to conditions imposed on the outline planning permission, the proposed development would not give rise to any unacceptable adverse impacts on residential amenity by virtue of privacy, light or overshadowing and would not have any unacceptable adverse noise or lighting impacts. Therefore, the proposed development would accord with Policy DE1 of the adopted Local Plan, the made Neighbourhood Plan, the Design Guidelines SPD, and Section 12 of the Framework.

7.10 **Access, Parking and Highways Impact**

7.10.1 As detailed above, access to the site has been agreed as part of the outline planning permission, which identifies that access to the site is to be taken via Barnack Road through the formation / adaptation of four points of vehicular access and the provision of an additional point of pedestrian / cycle access from Edgar Gardens.

7.10.2 The outline planning permission includes a number of conditions relating to access and highways impacts, as follows:

- Condition 18 requires the implementation of the access works together with the proposed pedestrian access from Edgar Gardens.
- Condition 20 requires details of four additional points of pedestrian and cycle access to be provided on the site.
- Condition 21 requires the implementation of a package of off-site highways improvement works, including the provision of new bus stops and improvements to existing bus stops.
- Condition 23 requires the submission of a Travel Plan, which includes measures to encourage sustainable travel options.

7.10.3 In addition, the Section 106 Agreement completed as part of the outline planning permission also secured a number of financial contributions to off-site highways improvements and monitoring of the travel plan.

7.10.4 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application and have raised no objections. As part of their formal comments, they have confirmed that the proposed development is not expected to give rise to any concerns in relation to highways safety and capacity.

7.10.5 Taking the above into account, it is the Case Officer's assessment that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity and provides an appropriate level of parking. As such, the application proposals are assessed as being in accordance with Policy ID2 of the Local Plan, the made Stamford Neighbourhood Plan and Section 9 of the National Planning Policy Framework.

7.11 **Flood Risk and Drainage**

7.11.1 Condition 25 of the outline planning permission requires the submission of a surface water drainage scheme prior to the commencement of development. The Local Planning Authority are currently in receipt of an application pursuant to this condition (LPA Ref: S25/0697). Whilst this application is subject to a separate decision, the details have been considered alongside the current reserved matters applications.

7.11.2 Lincolnshire County Council (as Lead Local Flood Authority) have been consulted on the application and have raised no objections. It is noted that they have advised that they do not consider the most appropriate SuDS solution has been proposed as part of the scheme, and similarly the Council's Urban Design Officer has acknowledged that it would be preferable for additional swales to be included in the scheme. However, all parties have accepted that these measures would not be compatible with a layout which advocates for a close-knit structure which is more appropriate for the site's Stamford location. As such, having regard, to the balance of these factors, it is the Case Officer's assessment that the

application scheme includes the best SuDS solutions whilst also retaining an appropriate form of development for the area.

7.11.3 Therefore, it is the Case Officer's assessment that the application proposals would not give rise to any unacceptable risk of flooding. Consequently, the application would accord with Policy EN5 of the adopted Local Plan and Section 14 of the National Planning Policy Framework.

7.12 **Other Matters**

7.12.1 It is noted that Lincolnshire Fire and Rescue have objected to the proposals on the basis a fire hydrant is required to be provided as part of the development in accordance with the obligations of Building Regulations.

7.12.2 As indicated above, measures of fire safety, including the provision of fire hydrants, is secured via Approved Document B of the Building Regulations and, therefore, is not a matter which is required to be addressed as part of the planning application. An informative is proposed to be included on the decision notice, which highlights the requirements of the Building Regulations to the applicant.

7.12.3 In addition, it is also appreciated that comments received from members of the public have requested that all buildings on site are required to install 3 bird swift boxes to ensure the protection of endangered species. In this regard, Condition 27 of the outline planning permission requires the submission of a Landscape and Environmental Management Plan, which will ensure that the development maximises opportunities for biodiversity net gain. Similarly, Officers' note that the current landscaping proposals would deliver a substantial net gain on site compared to the previous land uses. As such, it is noted considered to be necessary to impose conditions require the installation of bird boxes.

8 Crime and Disorder

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

9 Human Rights Implications

9.1 Article 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 concluded that no relevant Article of the Act will be breached in making this decision.

10 Planning Balance and Conclusions

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the principle of development has been established as part of the outline planning permission. As such, the current application falls to be assessed in the context of the compliance with the conditions and obligations of the outline planning permission, including ensuring that it does not prejudice the delivery of a co-ordinated and comprehensive development on the whole, as well as the compliance with the adopted Development Plan.

10.2 In this context, it is Officer's assessment that the detailed design and landscaping proposal respond positively to the site's context and the surrounding built form. The proposed development is appropriate for the site's location within Stamford and would not prejudice the delivery of a comprehensive development as a whole. It is Officer's assessment that the

scale and appearance of the development would be consistent with the parameters approved as part of the outline planning permission.

- 10.3 Furthermore, it is Officer's assessment that having regard to the previous form of development on the site, the proposed scheme would not result in any unacceptable impacts on the amenity of neighbouring land uses.
- 10.4 Taking the above into account, it is Officer's assessment that the application proposals would accord with the provisions of the outline planning permission and the adopted Development Plan when taken as a whole, and there are no material considerations which indicate that reserved matters consent should be withheld.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to the proposed schedule of conditions detailed below.

Schedule of Condition(s)

Approved Plans

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

- a. Application Document List (Dated 19 June 2025) (Revision D)

Unless otherwise required by another condition of this permission.

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

During Building Works

Design Quality and Visual Impact

Materials Sample

- 2) Before any works above foundation level of any building hereby permitted are begun, a detailed specification of the materials (including the colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority.

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

Before the Development is Operational

Design Quality and Visual Impact

Materials Implementation

- 3) No building forming part of the development hereby permitted shall be first occupied / brought into use, until that building has been completed in accordance with the approved external materials details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted 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 Paragraph 38 of the National Planning Policy Framework (2024).
- 2) The Applicant's attention is drawn to the comments received from Lincolnshire Fire and Rescue in relation to the provision of fire hydrants within the development.

Appendix 1 – Land Use Parameters Plan



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
 All areas shown are approximate and should be verified before forming the basis of a decision.
 Do not scale other than for Planning Application purposes.
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 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

- Commercial land use
- Residential and retirement living land use
- Indicative location for mixed commercial and residential land use
- Green space / structural landscaping land use
- Vehicular, cycle and pedestrian access point
- Primary pedestrian and cycle access point
- Secondary pedestrian and leisure cycle access point

Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE		Land use parameters	
SCALE		1:1000 @A1	
DATE		June 2020	
DRAWING No:		6178/PL 03	
DRAWN BY:		FC	

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Appendix 2 – Height Parameters Plan



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- Site boundary
- Max 3 storey development
Indicative ridge height 12.0m above finished ground level
- Max 2.5 storey development
Indicative ridge height 12.0m above finished ground level
- Max 2.5 storey development
Indicative ridge height 10.9m above finished ground level
- Max 2 storey development
Indicative ridge height 10.9m above finished ground level
- Existing building height to be maintained

Note: Sketch layout is for illustrative purposes only

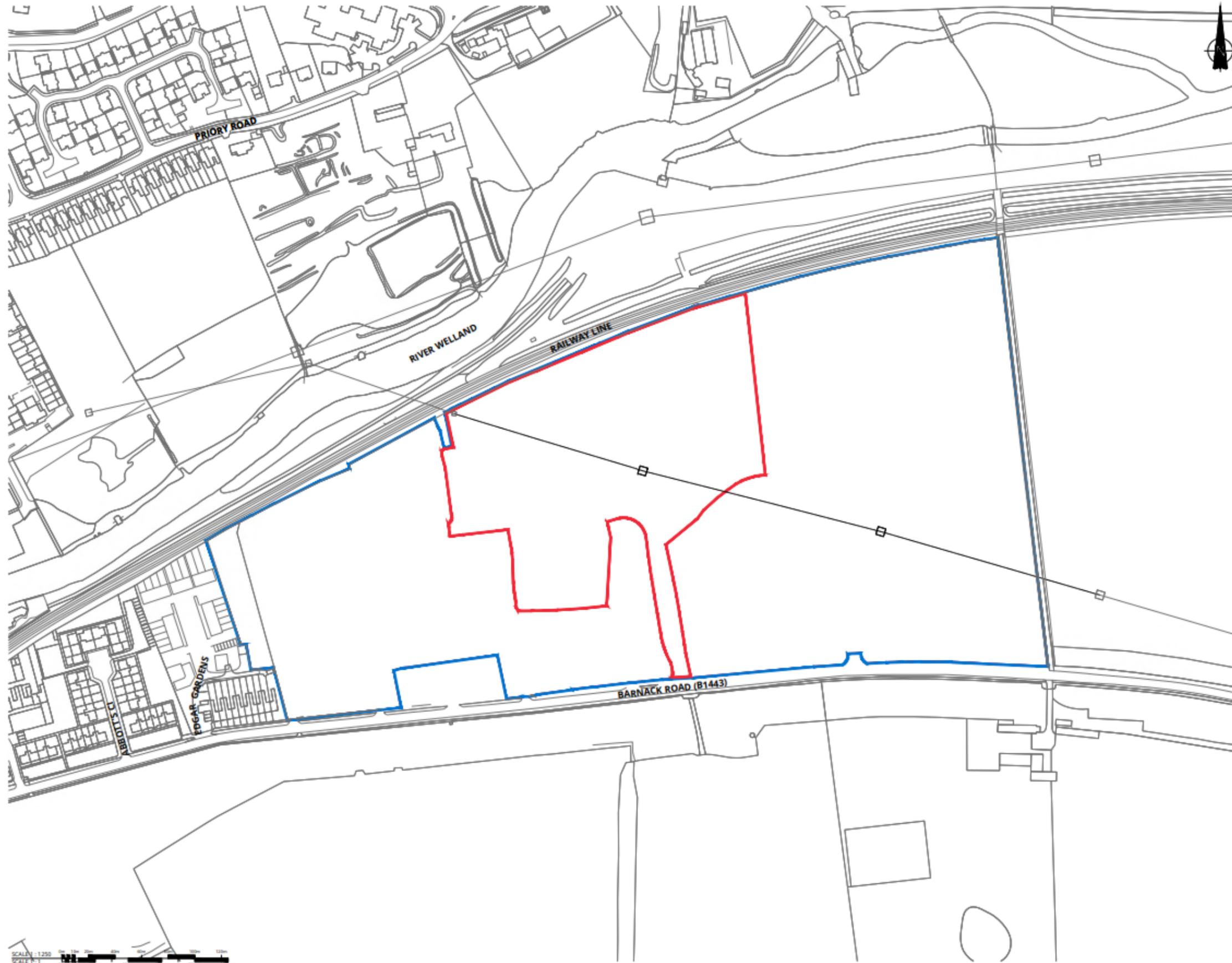


Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Height parameters	
SCALE:		1:1000 @A1	
DATE:		June 2020	
DRAWING No:		6178/PL 04	
DRAWN BY:		PC	

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Site Location Plan



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DRAWING TO BE READ IN COLOUR

LEGEND

- BOUNDARY OF HYBRID APPROVAL REF (S20/2056)
- APPLICATION SITE BOUNDARY APPROVAL REF (S20/2056)

NOTE:-
THE SITE BOUNDARY (RED LINE) IS DEPICTED IN ACCORDANCE WITH THE GUIDELINES Laid OUT IN HM LAND REGISTRY PLANS, PRACTICE GUIDE 40, SUPPLEMENT 5.

THE OUTSIDE EDGE OF ALL BOUNDARY LINES DENOTE THE EXTENT OF THE BOUNDARY. THE THICKNESS IS FOR GRAPHIC REPRESENTATION ONLY. WITH THE EXCEPTION OF THE OUTLINE BOUNDARY IN WHICH THE INTERNAL LINE OF BOUNDARY LINE DENOTES THE EDGE OF THE BOUNDARY.

120



PROJ: ISSUED FOR PLANNING NO: 14.02.23

URBANEDGE

SENIOR LIVING (STAMFORD) LIMITED

ST MARTIN'S PARK
PROPOSED INTEGRATED
RETIREMENT COMMUNITY

SITE LOCATION PLAN
AS EXISTING

PLANNING

2807	11.2023-01	NOV 24	NO	POD
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2807-URB-STM-00-DR-A-202310

Combined Masterplan



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
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 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.



- Site boundary
- Existing buildings
- Proposed buildings
- Street
- Traffic calmed area
- Footway / footpath
- Court / parking
- Green space
- Front garden
- Rear garden
- Attenuation area

Rev	Date	Description	Initials
M	07.02.20	Outbuilding update	PC
L	01.01.20	Landscape update	CT
K	20.01.20	St Martin's Homes and Hospital village building programme	CT
J	19.12.19	St Martin's Homes and Hospital village update	CT
I	11.09.19	St Martin's Homes and Hospital village update W/P	PC
H	11.09.19	Residential area (St Martin's Homes) updated	PC
G	06.07.19	St Martin's Homes Masterplan updated	SA
F	11.06.19	Hospital Village & St Martin's Homes Masterplan updated	SA
E	10.04.19	All areas updated	PC
C	18.07.17	Hospital Village Masterplan Update	SA
B	07.07.17	St Martin's Homes Masterplan Update	SA
A	12.08.17	Adam Masterplan Update	SA

PROJECT: St Martin's Park
 Stamford

TITLE: Combined Masterplan

SCALE: 1:1000@A1

DATE: 18/07/2022

DRAWING No: 6178/001M

DRAWN BY: SA

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Proposed Site Layout



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LEGEND

— APPLICATION SITE BOUNDARY
 APPROVAL REF (S20/2056)

NOTE:-
 THE SITE BOUNDARY (RED LINE) IS DEPICTED IN ACCORDANCE WITH THE GUIDELINES LAID OUT IN HM LAND REGISTRY PLANS, PRACTICE GUIDE 40, SUPPLEMENT 5.

THE OUTSIDE EDGE OF ALL BOUNDARY LINES DENOTE THE EXTENT OF THE BOUNDARY. THE THICKNESS IS FOR GRAPHIC REPRESENTATION ONLY. WITH THE EXCEPTION OF THE OUTLINE BOUNDARY IN WHICH THE INTERNAL LINE OF BOUNDARY LINE DENOTES THE EDGE OF THE BOUNDARY.

122

POD ISSUED FOR PLANNING NO 14.02.25
 Rev No Description Drawn By Date



Client
SENIOR LIVING (STAMFORD) LIMITED

Project
**ST MARTIN'S PARK
 PROPOSED INTEGRATED
 RETIREMENT COMMUNITY**

Drawing
**SITE PLAN
 AS PROPOSED**

Issue Number
PLANNING

UB Proj No	Scale	Date	Drawn	Check	Revision
2807	1:1000 @A2	NOV 24	ND	-	P00

Project Organisation Identification Code Type Date Number
2807-URB-STM-00-DR-A-208913



Proposed Site Sections



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123

SCALE 1:200
SCALE 1:1

URBANEDGE
architecture / landscape / masterplanning

FOR
SENIOR LIVING (STAMFORD) LIMITED

FOR
**ST MARTIN'S PARK
PROPOSED INTEGRATED
RETIREMENT COMMUNITY**

FOR
**SITE SECTION C-C
AS PROPOSED**

FOR
PLANNING

2807	1:200 @ A1	01/23	PO	POO
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2807-URB-STM-ZZ-DR-A-208913



▲ Clubhouse west elevation



▲ Clubhouse south west elevation



▲ Clubhouse south elevation



▲ Clubhouse south east elevation



▲ Key plan



▲ Clubhouse apartment building south elevation



▲ Clubhouse apartment building west elevation



▲ Clubhouse apartment building north elevation



▲ Clubhouse apartment building east elevation



▲ Village apartment building south elevation



▲ Village apartment building east elevation





▲ View 5 - Looking north/north east towards the clubhouse, the village square and the green corridor

Views



View northwards into Village Garden 01

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3 July 2025



S25/0553

Proposal

Location

Applicant

Agent

Reason for Referral to Committee

Key Issues

Dormer to side elevations of previous extension

The Conifers, School Lane, Old Somerby, Lincolnshire,
NG33 4AQ

Mrs A Selby

Mr Simon Webb

Applicant is a relative of SKDC Councillor

Impact on the character and appearance of the area,
Impact on residential amenity

Report Author

Alex McDonough – Assistant Development Management Planner



01476 406247



alexander.mcdonough@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Lincrest

Reviewed by:

Phil Jordan, Development Management &
Enforcement Manager

24 June 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to REFUSE planning permission.



Key



Application
Boundary



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1 Description of Site

- 1.1 The existing property is a detached one-and-a-half-storey dwelling, situated on School Lane, Old Somerby. Planning permission was granted under S21/1714 for the erection of the two storey rear extension to the property, which was subsequently amended under S24/1514.
- 1.2 The application site is surrounded by dwellings of varying scales and designs, with open countryside to the north.

2 Description of the proposals

- 2.1 This is an application for the erection of two dormers to the side elevations of a rear extension.
- 2.2 The proposed materials would be tile hung to match the existing roof.
- 2.3 The proposed western dormer would measure 4.7 metres in length and 1.7 metres in height. It would protrude 2.9 metres at its furthest point.
- 2.4 The proposed eastern dormer would measure 2.4 metres in length and 1.7 metres in height. The dormer would protrude 2.9 metres from the existing roof at its furthest point.

3 Site history

- 3.1 S21/1714 - Erection of a two storey rear extension – Approved 05.01.2022
- 3.2 S24/1514 - Door added to side of garage, window added to side elevation and gable to front of two storey will not be rendered – Approved 30.09.2024

4 Planning Policies and Documents

- 4.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2020)**
Policy SD1 – The Principles of Sustainable Development in South Kesteven
Policy DE1 – Promoting Good Quality Design
- 4.2 **Design Guidelines Supplementary Planning Document (Adopted November 2021)**
- 4.3 **National Planning Policy Framework (Published December 2024)**
Section 9 – Promoting Sustainable Transport
Section 12 - Achieving well-designed and beautiful places
- 4.4 **Old Somerby Neighbourhood Development Plan (Adopted 29 June 2021)**

5 Representations Received

- 5.1 **Old Somerby Parish**
 - 5.1.1 This application relates to the addition of Dormers to the previously added room to this bungalow. It was noted that it is proposed that the windows in both Dormers would have frosted glass. Nevertheless, the Old Somerby Parish Councillors still had real concerns about the likelihood of loss of privacy. I was asked to bring these concerns to your attention.

5.2 **Lincolnshire County Council (Highways and SuDS)**

5.2.1 No Objections

5.2.2 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

6 Representations received as a result of publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and one letter of representation has been received.

6.2 The points raised can be summarised as follows:

1x Objection:

1. Overbearing and intrusive
2. Overlooking onto patio and garden area
3. Reduced privacy

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and

7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.

7.4 Principle of Development

7.4.1 The proposal relates to the erection of two dormer windows to the side elevations of the existing dwelling. This proposal is considered to be acceptable in principle and in accordance with Policy SD1 (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.

7.5 **Impact on the character and appearance of the area**

- 7.5.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 7.5.2 SKDC's Design SPD (Design Guidelines for Rutland and South Kesteven) has been used to assess this application. Chapter 6G: Extensions states that: *Dormers are expected to be of modest size and to match or complement the existing building - their suitability will be assessed in relation to site context.* It is the Officer assessment that the proposed size of the dormers are not modest in scale and would not be a complimentary addition to the host dwelling. As such, this application is contrary to the Design SPD.
- 7.5.3 The host dwelling has undergone substantial development previously, including the addition of a one-and-a-half storey extension.
- 7.5.4 The dormers would be facilitating an increase in the size of the bedroom and associated bathroom that is currently with the increased roof space granted by S21/1714. The western dormer would include a window within the bathroom and feature frosted glass and be non-opening.
- 7.5.5 The size and scale of the proposed dormers would not be in keeping with the surrounding area. There are currently no examples of dormers along School Lane and the introduction of these prominent features would be contrary to the existing appearance of the streetscene, and character of the area. The existing dwelling features a raised rear extension that functions as one-and-a-half storey where this development is proposed. The raised elevation of this proposal, in conjunction with the single storey nature of the adjacent dwellings, would make the dormers readily visible from the streetscene.
- 7.5.6 The proposal has been assessed against the Old Somerby Neighbourhood Development Plan, Policy 1 – Residential Development. Criterion c) states *They are designed with regards to scale, layout and materials to retain local distinctiveness and create a sense of place.* The proposal would introduce large dormers that would be out of scale with the host dwelling and the local area. This application would therefore be contrary to Policy 1 of the Old Somerby Neighbourhood Development Plan.
- 7.5.7 By virtue of the design and scale, the proposal would not be in keeping with the host dwelling, street scene and surrounding context in accordance with the NPPF Section 12, Policy DE1 of the Local Plan, Chapter 6G of Design Guidelines for Rutland and South Kesteven, and the Old Somerby Neighbourhood Development Plan, Policy 1.

7.6 **Impact on neighbourhood amenity**

- 7.6.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and

amount of development proposed. Paragraph 135 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 7.6.2 A public representation has been received concerning the dormers becoming an overbearing feature. The dormers would be situated in a position where their construction would be within the main built development line of the rear projections along School Lane. The positioning of the dormers away from the rear garden area would therefore sufficiently mitigate any potential overbearing impacts.
- 7.6.3 The western dormer would introduce a window that would be frosted glass and non-opening. A representation has been received concerning the window objecting that its addition could cause overlooking and loss of privacy issues on neighbouring amenity space. The window would be frosted which alleviates the concerns raised surrounding overlooking, and this could be secured through a planning condition.
- 7.6.4 The Old Somerby Neighbourhood Development Plan Policy 1 b) states development will be supported where *it is appropriate to its surroundings and does not have an unacceptable impact on the amenities of adjoining properties*. The proposal would not have a material impact on neighbouring amenity space and would therefore satisfy this policy.
- 7.6.5 Taking into account the nature of the proposal along with the existing boundary treatments, it is considered that there would not be an 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 Old Somerby Neighbourhood Development Plan.

7.7 **Impact on Highways**

- 7.7.1 Paragraph 116 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.7.2 The proposal does not have an impact on the Public Highway and as the Lead Local Flood Authority, they have made no objections.
- 7.7.3 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 concluded that the proposals would not result in any significant crime and disorder implications.

9 **Human Rights Implications**

- 9.1 Article 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 concluded that no relevant Article of that Act will be breached in making this decision.

10 Planning Balance and Conclusion

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 10.2 The application proposal involves domestic dormers, which is acceptable in principle, in accordance with Policy SD1 of the adopted Local Plan, subject to material considerations.
- 10.3 The proposal would overall have a harmful impact on the character and appearance of the area and the streetscene.
- 10.4 Taking the above into account, it is considered that the proposal is not appropriate for its context and would be contrary to Policy DE1 of the South Kesteven Local Plan, Section 12 of the National Planning Policy Framework, and 6G of the Design Guidelines for Rutland & South Kesteven. There are no material planning considerations in this case, which would outweigh the identified conflict with the development plan.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning & Growth to REFUSE planning permission for the following reason:
- 11.2 By virtue of the design and scale, the proposed two dormers would result in a harmful impact to the character and appearance of the host dwelling, and the surrounding street scene. As such, the application scheme is contrary to the NPPF Section 12, Policy DE1 of the Local Plan, 6G of the Design Guidelines for Rutland & South Kesteven. There are no material considerations that would outweigh this fundamental conflict with the development plan.

Standard Note(s) to Applicant:

- 11.3 There is a fundamental objection to the proposal and it is considered that this cannot be overcome. Consideration has not been delayed by discussions which cannot resolve the reasons for refusal. The decision therefore accords with paragraph 39 of the National Planning Policy Framework.

Site Location Plan

HM Land Registry
Current title plan

Title number **LL355385**
Ordnance Survey map reference **SK9533NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lincolnshire : South**
Kesteven



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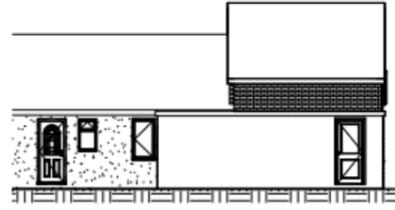


Existing Floor, Elevation & Block Plans

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All dimensions must be checked on site by contractor before starts.



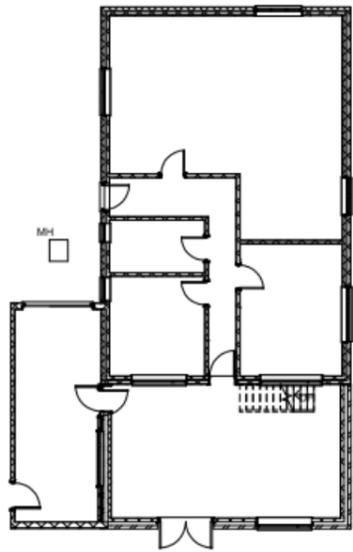
1 Existing Rear Elevation
1 : 100



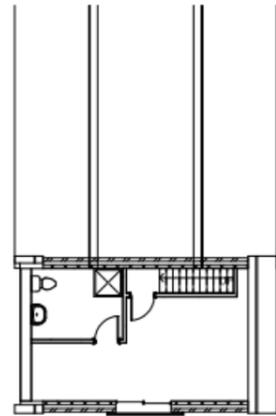
2 Existing Side Elevation
1 : 100



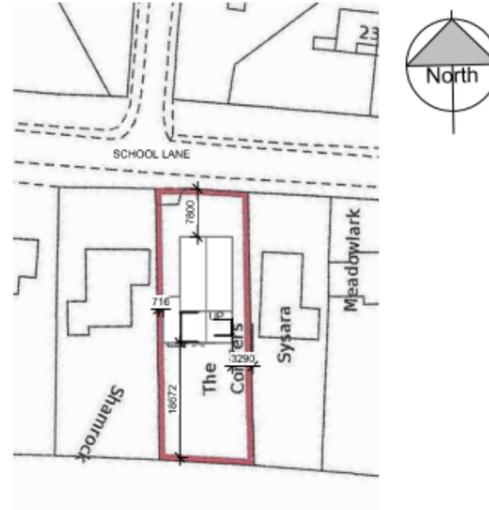
3 Existing Front Elevation
1 : 100



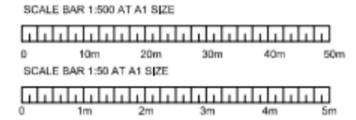
4 Existing Ground Floor Plan
1 : 100



5 Existing First Floor Plan
1 : 100



6 Block Plan
1 : 500



Building Development Service
Architectural Design

Simon Webb
Architectural Technician

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Client
Mr & Mrs J Selby

Project Address
**The Conifers
School Lane, Old Somerby
NG33 4AQ**

Project
Dormer to side elevation

Drawing Title
Existing Plans & Elevations

Scale	Date	Drawn By
As indicated	20/03/25	SRW

Drg No.
25.020PL02-1

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Proposed Floor, Elevation & Block Plans

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- The CDM Regulations 2015 are applicable for all domestic and non-domestic projects.
- Under the CDM Regulations the Client has certain responsibilities, including the appointment of the Principal Contractor and a Principal Designer where more than one contractor is involved. A construction phase plan should be provided for all contracts and a health and safety file should be provided for projects where more than one contractor is involved.
- The Client has a responsibility to notify the HSE where any project is scheduled to take longer than 30 working days, have more than 20 workers working simultaneously or exceed 500 person days.
- Asbestos may be present in older buildings. Asbestos should be dealt with in accordance with the Control of Asbestos Regulations. If major refurbishment work is being carried out then a demolition / refurbishment survey should be undertaken.

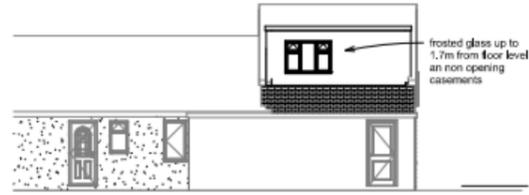
Contractor to note setting out dimensions are to plaster finishes and to allow for plaster thicknesses when setting out.

Property surveyed by 3rd party and details supplied by client.

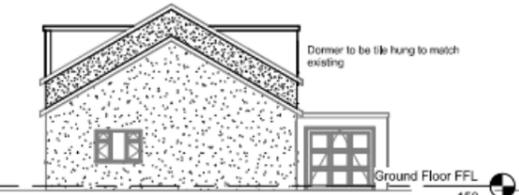
For Building Control the Client is the Principal Designer in all cases



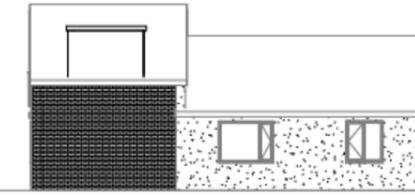
3 Proposed Rear Elevation
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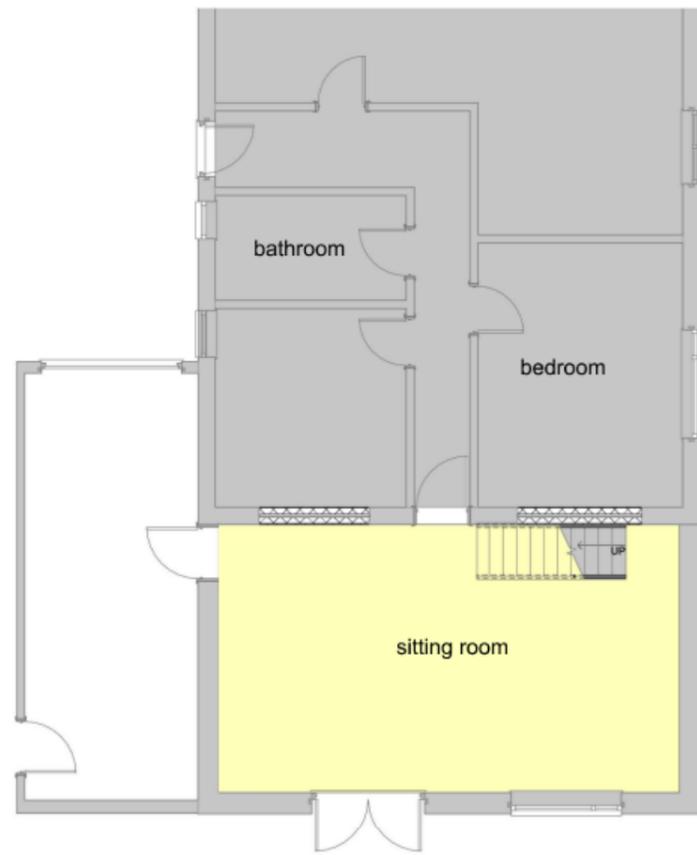
4 Proposed Side Elevation
1 : 100



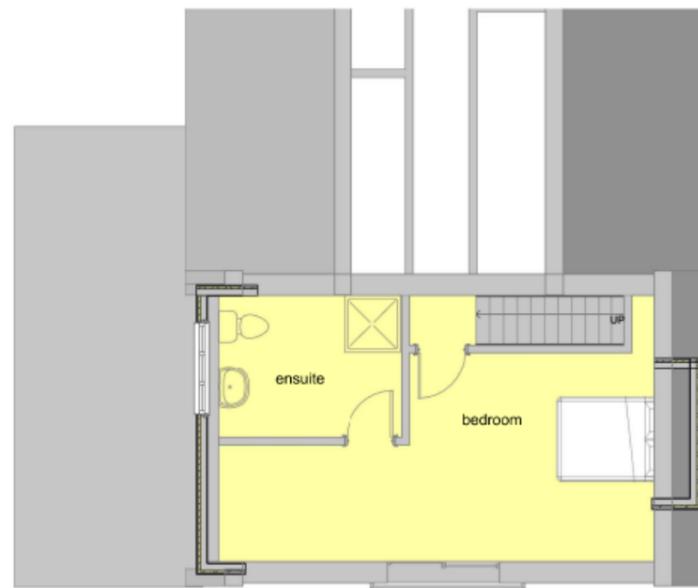
5 Proposed Front Elevation
1 : 100



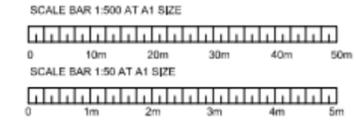
6 Proposed Side Elevation 2
1 : 100



1 Proposed Ground Floor Plan
1 : 50



2 Proposed First Floor Plan
1 : 50



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Client
Mr & Mrs J Selby

Project Address
The Conifers
School Lane, Old Somerby
NG33 4AQ

Project
Dormer to side elevation

Drawing Title
Proposed Plans & Elevations

Scale As indicated	Date 20/03/25	Drawn By SRW
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