



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

## Planning Committee

13 October 2021



### Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 13 October 2021 that was received after the Agenda was published.

#### S20/2056

**Proposal:** 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<sup>2</sup> (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

**Site Address:** Land North Of Barnack Road, Stamford

#### Additional Representations

A number of additional representations have been received: 10 objections, 1 making comments and 1 in support. Most of the issues raised have already been covered in the main report, including highway/pedestrian safety and traffic congestion, sustainability measure, need for more houses, lack of infrastructure. New issues raised include perceived overprovision of offices in Stamford and raising awareness of the existence of a petition calling for no development of this site until the meadows to the north of the site and river have been opened to the public as amenity space.

#### Officer Comments

The provision of office accommodation is in accordance with local plan policies. The petition is noted, however the number of objections is not in itself a material consideration. Furthermore, any condition requiring no development before opening up this land as public amenity land which is not under the applicant's control would not be reasonable or necessary and would not fit the statutory tests of conditions.

## **Corrections**

The comments from WPD in the original report para 5.10 were incorrect and entered in error. The correct comments should be: "Note there is live electrical apparatus within the development and advise on health and safety considerations when working close to such apparatus".

Condition numbering – Due to a technical formatting error, the first 4 conditions in the original report were numbered 1,2,1,2. The correct numbering of conditions should be 1 – 35.

Section 106 Heads of Terms – the list of section 106 financial contributions in the original report should include £10,000 monitoring fee (in accordance with the South Kesteven Planning Obligations SPD).

## **Changes to Recommendation**

The recommendation remains to approve subject to conditions and section 106 agreement (in accordance with amended Heads of Terms)