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Boston Borough Council

**Chief Executive
Rob Barlow**

Municipal Buildings
Boston
Lincolnshire PE21 8QR
Tel: 01205 314200

Thursday, 28 November 2024

Dear Councillor

Planning Committee – Tuesday, 3rd December, 2024

Please find attached additional documents for consideration at the Planning Committee on Tuesday, 3rd December, 2024,.

Agenda No	Item	
2	Planning Application B 23 0153 (additional Papers)	(Pages 53 - 54)

If you have any queries please contact a member of the Democratic Services Team (01205 314226 or demservices@boston.gov.uk).

Yours sincerely

ROB BARLOW
Chief Executive

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Supplement to the Planning Committee Agenda

B/23/0153 - G H Kimes Haulage Depot, Main Road, Wrangle, Boston PE22 9AW

Since the completion of the Committee Report two items have arisen which are brought to members' attention in this supplement to the agenda.

1. Correspondence to the case officer received from the applicant's agent dated 21st November 2024:

Re:- B/23/0153 - Dwellings at Kimes Yard Wrangle

Mr Kime informed me he had a discussion with you yesterday. In that discussion he said you raised concern over the density of dwellings in the project. I fully explained this in my letter c48-2319 dated 22nd July 2024 item 14 which I repeat as follows:- Number of Dwellings on Site – Original application was for 24 dwellings this has been reduced to 23 to enable a greater distance of house 20 from the bungalow at 2 Elizabeth Avenue. Revision to houses 14 and 15, which are one bed with no windows to rear elevation, have been exchanged with 18 and 19. This alteration, together with alterations to 16 and 17, has enabled us to have no windows (apart from bathrooms on the first floor) of Northern elevation of dwellings overlooking the bungalows at the end of Elizabeth Avenue. Since your meeting with the chief planning officer you have intimated that the number of dwellings should not exceed 16. We have already reduced the density from the original approved 27 to 23. To reduce this further the project would not be viable.

Both the government and no doubt Boston Borough Council advocate building on brownfield sites. To develop a brownfield site, such as this, has massive remediation costs that you do not get on a greenfield site. To cover the remediation costs you cannot increase the price of each dwelling above the current market value. The only way is to increase the number of dwellings in density against those on a greenfield site to cover the vast increase cost of remediation. On the three previous applications, where you granted outline application on this site, you included a condition that no more than 27 dwellings would be allowed. That number being shown with a plan of similar layout to our current plan. We cannot find any planning legislation, since your last approval on 3rd August 2017, that Page 1 of 2 would dictate you should alter this density. You will now no doubt see that to reduce the scheme to 16 dwellings is not viable.

If the project should not be approved it will have to return to its approved use as a H.G.V. Haulage and redistribution depot. This will be a great disappointment to Mr Kime. The Kime family have been operating from this site since 1930's and housing has gradually developed over the years around this site. Mr Kime considered he would be doing great service to the surrounding neighbours removing the 24 hour 7 day week operations from the site. He has also considered he would be helping the town generally as it would remove hundreds of H.G.V. movements from Wrangle through the town to distribute goods throughout the country. Drawing No. 48.23.01J attached indicating no window to Northern elevation. No doubt if the question of density is raised at the meeting you will give this explanation.

2.A member query was raised concerning the colour code applied to the application site in the South East Lincolnshire Local Plan Inset map 29. This shows Kimes Yard with a red dotted screen, which indicates a 'housing commitment'. In the interests of clarity members should note that this term covers existing planning consents, and in this case refers to the outline planning permissions detailed in the main report. It is not a housing allocation (by which the Local Plan deems a site suitable in principle for residential development), but simply acknowledges those historical consents.

Neither of these two matters alters the recommendation made in the main report.