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Please ask for: Karen Rist, Democratic Services Officer (Direct number Tel 01205 314226)

Monday, 26 March 2018

### **NOTICE OF MEETING OF THE PLANNING COMMITTEE**

Dear Councillor

You are invited to attend a meeting of the Planning Committee

**on Tuesday, 3 April 2018 at 10.00 am**

in the Committee Room, Municipal Buildings, West Street, Boston, PE21 8QR

**PHIL DRURY**  
**Chief Executive**

Chairman: Councillor David Brown

Vice Chair: Councillor Sue Ransome

Councillors: Alison Austin, Peter Bedford, Michael Cooper, James Edwards, Jonathan Noble, Stephen Raven, Brian Rush, Claire Rylott, Paul Skinner, Yvonne Stevens and Stephen Woodliffe

***Note(s) for Members of the Committee:***

In order to vote on a planning application committee Members must be present for the entire presentation and discussion on the item.

When an official site visit is undertaken which forms part of the decision making at Committee, only Members who have attended the site visit and received full representation will be able to debate and decide the application.

**Members of the public are welcome to attend the committee meeting as observers except during the consideration of exempt or confidential items.**

**THIS MEETING WILL BE RECORDED (SOUND ONLY)**

# AGENDA

## PART I - PRELIMINARIES

### **A APOLOGIES**

To receive apologies for absence and notification of substitutes (*if any*).

### **B MINUTES**

1 - 12

To sign and confirm the minutes of the last meeting.

### **C DECLARATION OF INTERESTS**

To receive declarations of interests in respect of any item on the agenda.

### **D PUBLIC QUESTIONS**

To answer any written questions received from members of the public no later than 5 p.m. two clear working days prior to the meeting.

## PART II - AGENDA ITEMS

### **1 PLANNING APPLICATION B 17 0519**

13 - 28

Application for approval of reserved matters for Phase 3 of residential development comprising of 33 no. dwellings including access, appearance, landscaping, layout and scale.

Land at Broadfield Lane / Grayling Way Boston Lincolnshire PE21 8BQ

Mr A Parker

### **2 PLANNING APPLICATION B 17 0494**

29 - 44

Application for approval of reserved matters (including appearance and landscaping) for the erection of 8 no. dwellings.

Land at The Bungalow Carmel Green Boston Lincolnshire PE21 7JR

### **3 PLANNING APPLICATION B 17 0506**

45 - 56

Application for approval of reserved matters for the construction of a drive-thru coffee shop (mixed use comprising class A1 and class A3) plus internal roadway, parking areas and associated development.

Plot B The Quadrant Land off A16 Boston PE21 7TD

Mr Burney

- 4 PLANNING APPLICATION B 17 0508** 57 - 68
- Application for approval of reserved matters for the construction of a drive-thru restaurant (mixed use comprising class A1 and class A3) plus internal roadway, parking area and associated development.
- Plot A The Quadrant Land off A16 Boston PE21 7TD
- Mr Burney
- 5 PLANNING APPLICATION B 17 0476** 69 - 78
- Change of use from shop (Class A1) with residential accommodation above to a mixed use comprising a shop (Class A1) and a separate hot food takeaway (Class A5) on ground floor with a first floor bedsit (Class C3) with independent access from station Road. Construction of a first floor rear extension. Retrospective permission to remove and repair the chimneys and replace the roof tiles with materials to match the previous roof tiles.
- 1 – 3 Station Road Kirton Boston PE20 1EE
- Mr Halil Erol
- 6 PLANNING APPLICATION B 17 0402** 79 - 92
- Outline application (with all matters reserved for later consideration) for the erection of 9No. dwellings and associated infrastructure.
- Land rear of Northorpe House Wigtoft Road Sutterton Boston PE20 2EE
- Mr David Brown
- 7 PLANNING APPLICATION B 17 0304** 93 - 132
- Installation of underground high voltage Direct Current cables for the Viking Link Interconnector project between proposed landfall at Boygrift in East Lindsey to a proposed converter station at North Ing Drove in South Holland; installation of underground alternating current cables from the converter station to the existing Bicker Fen 400 kV NGET Substation; as well as permanent access road to converter station, temporary facilities required during construction such as compounds and works areas are included within Boston Borough. (This application is for Environmental Impact Assessment development by virtue of the Town and Country Planning (Environmental Impact Assessment) Regulation 2017
- HG  
Land off Vicarage Drove, Bicker Fen, Boston, PE20 3BN

Ms Liz Wells, National Grid Viking Link Limited

- |           |  |              |
|-----------|--|--------------|
| <b>8</b>  | <b>APPEAL DECISION REPORT</b>                                      | 133 -<br>144 |
|           | Former Garage, Brand End Road, Butterwick PE22 0JD.                |              |
| <b>9</b>  | <b>APPEAL DECISION REPORT</b>                                      | 145 -<br>152 |
|           | Cherry Tree Lodge, Swineshead Road, Frampton Fen, Boston PE20 1SF. |              |
| <b>10</b> | <b>DELEGATED DECISION LIST</b>                                     | 153 -<br>166 |
|           | Delegated Decision List for 19 02 18 to 16 03 18                   |              |

***Note: A planning decision comes into effect only when the decision notice and associated documents are despatched by the Local Planning Authority and not when the Committee makes its decision.***

**Notes:**

**The Human Rights Act 1998**

It is implicit in these reports that the recommendations to and the consideration by Committee will take into account the Council's obligations arising out of the Human Rights Act and the rights conferred by Articles 6,8,14 and Article 1 of the First Protocol of the European Convention on Human Rights (ECHR). These are the rights to a fair hearing, respect for family and private life, the prohibition against discrimination and the peaceful enjoyment of possessions, respectively. The ECHR allows many to be overridden if there is a sufficiently compelling public interest.

In simple terms the Act requires a person's interest be balanced against the interests of the community. This is something that is part of the planning system and that balancing is a significant part of the consideration of issues identified to Committee by officer reports. Provided that those issues are taken into account, the Convention will be satisfied.

The person to contact about the agenda and documents for this meeting is Karen Rist, Democratic Services Officer, Municipal Buildings, Boston, Lincolnshire, PE21 8QR, Tel 01205 314226, e-mail: karen.rist@boston.gov.uk.

Council Members who are not able to attend the meeting should notify Karen Rist, Democratic Services Officer as soon as possible giving the name of the Council Member (*if any*) who will be attending the meeting as their substitute.

**Alternative Versions**

Should you wish to have the agenda or report in an alternative format such as larger text, Braille or a specific language, please contact Democratic Services on direct dial (01205) 314226

**Emergency Procedures**

**In the event of a fire alarm sounding all attendees are asked to leave the building via the nearest emergency exit and make their way to the Fire Assembly Point located in the car park at the rear of the Municipal Buildings.**

