



Boston Borough Council
Chief Executive
PHIL DRURY
MCIAT, ACIOB

Municipal Buildings
Boston
Lincolnshire
PE21 8QR
Tel: Tel 01205 314226
Fax:

My ref: LH/KR/Planning

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

Monday 10 September 2018

NOTICE OF MEETING OF THE PLANNING COMMITTEE

Dear Councillor

You are invited to attend a meeting of the Planning Committee

on Tuesday, 18 September 2018 at 10.30 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 - 20

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 – for this meeting the deadline is 5 p.m. 13 September 2018

PART II - AGENDA ITEMS

1 PLANNING APPLICATION B 18 0092

21 - 46

Outline application with some matters reserved (layout, scale, appearance and landscaping reserved for later approval) for the erection of up to 96.no dwellings, public open space, attenuation pond and associated infrastructure (access only to be considered).

Land to the north of Wigtoft Road Sutterton Boston PE20 2EQ

Lincolnshire County Council

2 PLANNING APPLICATION B 18 0300

47 - 70

Outline planning application for the construction of two.4 bedroom dwellings including change of use of the existing land from agriculture to residential (Class C3) with all matters reserved.

Land adjacent to Excessive Homers Lane Freiston Boston

Mr W Downe

- 3 PLANNING APPLICATION B 18 0226** 71 - 86
- Outline planning application to erect single dwelling house and paddock with details of access with all other matters relating to appearance, landscaping, layout and scale reserved.
- Leyland 322A Willington Road Kirton End Boston PE20 1NR
- Mr and Mrs C Fountain
- 4 PLANNING APPLICATION B 18 0296** 87 - 98
- Erection of side extension to existing stables, detached timber hay barn, access road and retention of static-caravan for non residential use.
- Seven Acres Skipmarsh Lane Old Leake Boston PE22 9LR
- Mr B E Nuttgens.
- THIS MEETING WILL ADJOURN ON CONCLUSION OF THE ABOVE ITEM AND RECONVENE AT 2PM TO DETERMINE THE FOLLOWING ITEMS.**
- 5 PLANNING APPLICATION B 17 0533** 99 - 112
- Outline application with all matters reserved (layout, scale, appearance, access and landscaping) reserved for the demolition of outbuildings and the construction of up to 6no. dwellings.
- Blue Bungalow Pode Lane Old Leake Boston PE22 9NB
- Mrs Margaret Dickings.
- 6 PLANNING APPLICATION B 18 0153** 113 - 122
- Change of use from agricultural land to residential curtilage.
- Dovecote Farm Sutterton Drove Amber Hill Boston PE20 3RF
- 7 PLANNING APPLICATION B 18 0194** 123 - 128
- Erection of cladding on an existing agricultural building to house agricultural vehicles and to store animal feed.
- Dovecote Farm Sutterton Drove Amber Hill Boston PE21 8EX
- Mr and Mrs Johnson
- 8 APPEAL REPORT 67 SLEAFORD ROAD BOSTON** 129 - 138
- A report by the Development Manager

9	NPPF UPDATE REPORT	139 - 148
	A report by the Development Manager	
10	PRE-APPLICATION PROTOCOL	149 - 174
	A report by the Development Manager	
11	HERITAGE STRATEGY	175 - 208
	A report by the Head of Place and Space	
12	CONSERVATION AREA PLAN 2018	209 - 234
	A report by the Head of Place and Space	
13	DELEGATED DECISION LIST	235 - 250
	A report by the Development Manager	

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.