

Boston Borough Council

Minutes of a meeting of the **Planning Committee** held in the Committee Room - Municipal Buildings, West Street, Boston, PE21 8QR on Tuesday 24th February 2026 at 10.00 am.

Present:

Councillor Peter Bedford, in the Chair.

Councillors David Scoot (Vice-Chairman), Alison Austin, Stuart Evans, Andy Izard, David Middleton, Barrie Pierpoint, Claire Rylott, Lina Savickiene, Sarah Sharpe, Suzanne Welberry and Stephen Woodliffe.

Officers:

Group Manager – Planning and Development, Senior Planning Lawyer, Democratic Services Officer, Interim Group Manager – Planning and Development and Senior Planning Officer.

24 Apologies for Absence

Apologies for absence were received from Councillor Anton Dani.

25 Declarations of Interest

Standing declarations of interest were received for all members of the Council who are also members of:

The South East Lincolnshire Joint Strategic Planning Committee:

Councillors Bedford, Pierpoint, Scoot and Welberry. Councillor Alison Austin acts as a substitute.

The Internal Drainage Boards: Councillor Bedford, Evans, Rylott, Scoot and Welberry.

26 Minutes

The minutes of the meeting on 13th January 2026 were approved as a correct record and signed by the Chairman.

27 Public Questions

No questions were received.

28 B/25/0406 - 117, Woodville Road, Boston, Lincolnshire, PE21 8BT

Application Type: Full Planning Permission.

Proposal: Change of use of existing garage and adjoining lean-to from residential to commercial use as vehicle service and repair workshop.

Location: 117 Woodville Road, Boston, Lincolnshire PE21 8BT.

The Chairman opened the item by welcoming Members and members of the public to the meeting. He introduced the application and invited officers to present the report.

The Senior Planning Officer presented the application, confirming that it sought permission for the change of use of an existing residential garage to commercial use as a vehicle service and repair workshop. The Committee was provided with information about the site location and context. The property lay within a residential area with nearby residential properties in close proximity. The Senior Planning Officer described the site layout, including the main garage for mechanical repairs and the lean-to section for waste storage, and confirmed that no external alterations were proposed. Photographs of the site were shown, illustrating the relationship with neighbouring dwellings and the single-width driveway access.

Members were advised that Environmental Health had submitted a formal objection. Although the applicant had proposed mitigation measures relating to noise and odour, Environmental Health considered that the activity was inappropriate in a residential environment and would be better located in a commercial setting. Lincolnshire County Council highways had initially raised concerns regarding vehicle movements but, following clarification that the use would be operated on an appointment-only basis by a single mechanic, they confirmed that they had no objection. The Committee was informed that three letters of support had been received from adjoining neighbours; however, officers advised that the site was not currently operated at the level envisaged by the application and that the amenity of future neighbours required protection. The Senior Planning Officer concluded that the proposal significantly conflicted with policies relating to future residential amenity and recommended refusal.

Three public speakers addressed the Committee. Patricia Green, a neighbour, spoke in support of the application, stating that she lived very close to the garage and had never experienced any issues with noise, disturbance or parking from the minor work already taking place. She explained that she worked night shifts and often slept during the day with windows open and had never been disturbed. She added that neighbouring residents had also submitted letters of support and no objections had been raised. She considered the proposal to be small-scale, carefully limited, and beneficial to the community.

The applicant, Charlotte Lenton, then addressed the Committee. She explained that the proposal was a change of use of a garage to allow her husband to run a one-person micro-business from their garage, which would be used exactly as it currently stood. She stated that the garage had historically served as a small haulage firm and that the wider area already comprised mixed uses, including shops and a vets. She confirmed there had been no complaints in the six years they had lived at the property and highlighted that three adjacent neighbours supported the application. She referred to a Freedom of Information request showing that five similar garages in residential areas had generated no noise or odour complaints over five years. She emphasised that the Local Plan did not prohibit small-scale employment uses within settlements and that all work would be controlled through conditions.

Councillor Mike Gilbert, Ward Member, also spoke in support. He explained that he had reviewed historical maps from the 1960s and undertaken two site visits and believed that the area had a past commercial association. He considered the building suitable for the proposed use, noting that health and safety matters had been adequately addressed and

that the conditions offered by the applicant would provide sufficient safeguards for the local community. In accordance with protocol, he left the meeting at the conclusion of his representation.

During debate, Members considered the balance of issues presented by the Senior Planning Officer and the public speakers. They acknowledged the objection from Environmental Health and the officer assessment that the proposal introduced a commercial activity into a residential setting.

Members also noted the support of adjoining neighbours, the absence of any complaints, and the mitigation measures proposed by the applicant. Several Members highlighted the community benefits of supporting small local businesses. Officers reiterated Environmental Health's concerns, including the potential difficulty of monitoring and enforcing conditions, but Members considered that conditions could be applied to adequately regulate the use.

A motion to approve the application, contrary to officer recommendation, was moved by Councillor David Middleton and seconded by Councillor Claire Rylott, and the Committee voted in favour

Resolved:

That planning permission be granted, subject to delegation to officers to agree appropriate conditions with the applicant and Ward Members, including conditions relating to hours of operation, noise and odour management, limits on vehicle numbers and employees, requirements concerning external working, and noise levels.

29 B/25/0460 - South View, Main Road, Brothertoft, Boston, PE20 3SJ

Application Type: Full Planning Permission

Proposal: Proposed single storey front extension

Site: South View, Main Road, Brothertoft, Boston

The Senior Planning Officer presented the application, explaining that it had been brought before Committee due to the applicant being an elected Member who also served on the Planning Committee. The officer confirmed that the site comprised a single-storey detached dwelling situated on the western side of Main Road, Brothertoft, with one residential neighbour to the south and open farmland surrounding the remainder of the plot.

Members were shown location plans, block plans, existing and proposed elevations and 3D visualisations to illustrate the scale and character of the proposed development, including the front projection measuring approximately 5.8 metres and matching the width of the existing dwelling. The Senior Planning Officer advised that the proposal had been amended during the assessment process to address initial design concerns and that no objections had been received from neighbours, the Parish Council, Black Sluice Internal Drainage Board, or Lincolnshire County Council Highways. Flood risk considerations had

also been reviewed, and the proposal was not considered to increase surface water flood risk.

The application was therefore recommended for approval, subject to the conditions outlined within the report.

The Chairman invited Members to debate the application. Members were satisfied with the officer's assessment and welcomed the amendments that had been made to improve the design. They acknowledged that the dwelling was well-screened by existing trees and vegetation along the southern boundary and noted that a significant distance separated the proposed development from the neighbouring dwelling, thereby limiting the potential for any adverse amenity impacts. There was broad agreement that the proposal was modest, acceptable in terms of character and appearance, and compliant with relevant planning policies.

The application was proposed by Councillor Barrie Pierpoint and seconded by Councillor Andy Izard.

Resolved:

That planning permission be granted subject to the conditions set out below:

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plan(s):
 - A302 Location Plan and Block Plan; and
 - A101 Rev 2 Existing and Proposed Ground Floor and Elevations and 3D View - received 09-Feb-2026.

Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019

The Meeting ended at 10.31 am.