



# Boston Borough Council

Chief Executive  
Rob Barlow

Municipal Buildings  
Boston  
Lincolnshire PE21 8QR  
Tel: 01205 314200

Thursday 24<sup>th</sup> April 2025

## Notice of meeting of the Planning Committee

Dear Councillor

You are invited to attend a meeting of the Planning Committee  
on **Tuesday 6th May 2025 at 10.00 am**  
in the Committee Room - Municipal Buildings, West Street, Boston, PE21 8QR

**Rob Barlow**  
Chief Executive

### Membership:

Chairman:	Councillor David Middleton
Vice-Chairman:	Councillor David Scoot
Councillors:	Alison Austin, Peter Bedford, Dale Broughton, David Brown, Anne Dorrian, Barrie Pierpoint, Claire Rylott, Lina Savickiene, Sarah Sharpe, Suzanne Welberry and Stephen Woodliffe

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 may be subject to being recorded.**

## Agenda

### Part I - Preliminaries

#### A Apologies for Absence

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

**B Declarations of Interest**

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

**C Minutes**

(Pages 1 - 16)

To sign and confirm the minutes of the last meeting.

**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. on Wednesday 30<sup>th</sup> April 2025

**Part II - Agenda Items****1 Planning application B 24 0177**

(Pages 17 - 46)

Major - Full Planning Permission

Proposed Residential Development Comprising 142 Affordable Dwellings and Associated Works

Land adj to 78 Puritan Way, Land off Puritan Way, Boston, PE21 8NW

**2 Planning application B 24 0121**

(Pages 47 - 74)

Major - Full Planning Permission

Construction of 102no. residential dwellings

Agricultural land adjacent to White House Lane, Fishtoft, Boston PE21 0BE

**3 Planning application B 23 0379**

(Pages 75 - 104)

Major - Full Planning Permission

Proposed residential development of 89 dwellings and associated infrastructure, drainage and open space in accordance with amended plans received by the Local Planning authority on 31-Oct-2024

Land to the East of Gaysfield Road, Fishtoft, Boston PE21 0SF

**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.**

## **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.

### **Notes:**

Please contact Democratic Services ([demservices@boston.gov.uk](mailto:demservices@boston.gov.uk)) if you have any queries about the agenda and documents for this meeting.

Council Members who are not able to attend the meeting should notify Democratic Services as soon as possible.

### **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 telephone 01205 314351.