

**BOSTON BOROUGH COUNCIL**

**DELEGATED DECISION LIST FOR PERIOD  
11<sup>th</sup> MAY 2016 TO 6<sup>th</sup> JUNE 2016 - FOR NOTING**

**SUBJECT: PLANNING APPLICATIONS AND RELATED MATTERS**

**REPORT BY: DEVELOPMENT CONTROL MANAGER**

**Proposal:** Application under s.96a for a non-material amendment to approval B/14/0422 (Demolition of house and barns and construction of new dwelling. Change of use of agricultural land to residential garden and paddock for the grazing of horses) to amend the brick type to 'Hoskins Old Ashton'

**Location:** Vere, Wythes Lane, Fishtoft, Boston, Lincolnshire, PE21 9RY

**Applicant:** Mr R Carter

**Decision:** Approved Non-material Amendments      **Decision Date:** 23-May-2016

**Reason for refusal (if applicable):**

**Parish:** Fishtoft Parish Council

**Application Number:** B/14/0422/NMA      **Case Officer:** Stuart Thomsett

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**Proposal:** Application under s.96a for a non material amendment to approval B/15/0123 (Proposed new dealership building and associated parking/sales area)

**Location:** Plot 1, The Kirton Distribution Park, Wash Road, Kirton, Boston, Lincs, Pe20 1QQ

**Applicant:** Mr Ben Duckworth, Martin Duckworth Ltd

**Decision:** Approved Non-material Amendments      **Decision Date:** 11-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Kirton Parish Council

**Application Number:** B/15/0123/NMA      **Case Officer:** John Taylor

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**Proposal:** Application under s.96a for an non material amendment to approval B/15/0125 (Proposed replacement dwelling)  
**Location:** Harts Ground, Chapel Hill, Lincoln, Lincolnshire, LN4 4QD  
**Applicant:** Mr E Cawdron  
**Decision:** Approved Non-material Amendments **Decision Date:** 11-Apr-2016  
**Reason for refusal (if applicable):**  
**Parish:** Brothertoft Parish Council  
**Application Number:** B/15/0125/NMA **Case Officer:** John Taylor

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**Proposal:** Application under s.96a for a non material amendment to approval B/15/0217 (Proposed agricultural dwelling and detached garage) Amendment relates to the location of the vehicular access to the site and includes the provision of a new driveway  
**Location:** Freedom Farm, Marsh Road, Algarkirk, Boston, Lincs, PE20 2AY  
**Applicant:** Miss Pamela Capps  
**Decision:** Approved Non-material Amendments **Decision Date:** 25-Apr-2016  
**Reason for refusal (if applicable):**  
**Parish:** Algarkirk Parish Council  
**Application Number:** B/15/0217/NMA **Case Officer:** Trevor Thompson

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**Proposal:** Application under s.96a for a non material amendment to approval B/15/0219 (Erection of 9 No. dwellings with new access and associated works)  
**Location:** Former Beridge Arms Site, Station Road, Sutterton, Boston, Lincolnshire, PE20 2JH  
**Applicant:** Sir/Madam Visual Development (Sutterton) Ltd  
**Decision:** Approved Non-material Amendments **Decision Date:** 12-Apr-2016  
**Reason for refusal (if applicable):**  
**Parish:** Sutterton Parish Council  
**Application Number:** B/15/0219/NMA2 **Case Officer:** John Taylor

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**Proposal:** Application under s.96a for a non material amendment to approval B/15/0317 (Erection of two storey rear extension) to make amendment to raise the roof pitch to 45 degrees with two skylight windows to the rear elevation

**Location:** Beechcroft, London Road, Boston, Lincolnshire, PE21 7HG

**Applicant:** Mrs Ruby Brown

**Decision:** Approved Non-material Amendments                      **Decision Date:** 01-Jun-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee  
Wyberton Parish Council

**Application Number:** B/15/0317/NMA                      **Case Officer:** Stuart Thomsett

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**Proposal:** Application under s.96a for a non material amendment to approval B/15/0359 (Erection of a single storey rear extension and alterations to existing bungalow and temporary siting of a static caravan)

**Location:** 145, Swineshead Road, Frampton Holme, Boston, Lincolnshire, PE20 1SB

**Applicant:** Mr & Mrs Dean & Anita Todd

**Decision:** Approved Non-material Amendments                      **Decision Date:** 12-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Frampton Parish Council

**Application Number:** B/15/0359/NMA                      **Case Officer:** John Taylor

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**Proposal:** Installation of shutters to shop front  
**Location:** 95, West Street, Boston, Lincolnshire, PE21 8RE

**Applicant:** Mr Kiszewski, Ali Baba Group Limited

**Decision:** REFUSE    **Decision Date:** 18-May-2016

**Reason for refusal (if applicable):**

The retail unit is located with the General Business Area of the Town Centre. By virtue of the solid design and materials proposed, the security shutter has a dull industrial appearance and detracts from the appearance of the shopping street giving the impression of the shop being vacant or 'boarded up'. Alternative schemes to secure the premises have not been explored and substantial evidence which demonstrates the need for a security shutter has not been submitted to the Local Planning Authority. Therefore, the approval of this security shutter would be contrary to Policy G1 of the Adopted Local Plan (1999).



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**Proposal:** Application under S73A for the variation of condition 4 attached to planning permission B/12/0387 to change the sound proofing works required by this condition  
**Location:** Riddlingtons Day Care Centre, Sibsey Lane, Boston, Lincolnshire, PE21 6HB  
**Applicant:** Mr Richard Atterby, The Riddlington Centre  
**Decision:** GRANT **Decision Date:** 26-May-2016  
**Reason for refusal (if applicable):**  
**Parish:** Boston Town Area Committee  
**Application Number:** B/16/0032 **Case Officer:** Trevor Thompson

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**Proposal:** Excavation/engineering operations to create lagoon with islands to encourage breeding of wintering birds  
**Location:** RSPB Freiston Shore Nature Reserve, Shore Road, Freiston, Lincolnshire  
**Applicant:** Mr John Bradley  
**Decision:** GRANT **Decision Date:** 13-May-2016  
**Reason for refusal (if applicable):**  
**Parish:** Freiston Parish Council  
**Application Number:** B/16/0033 **Case Officer:** John Taylor

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**Proposal:** Proposed demolition of existing property and erection of 2no. semi detached dwellings with associated parking to frontage  
**Location:** 47 Mill Hill House , Boston Road, Kirton, Boston, Lincolnshire, PE20 1ES  
**Applicant:** Sir/Madam KMB Ltd  
**Decision:** GRANT **Decision Date:** 26-May-2016  
**Reason for refusal (if applicable):**  
**Parish:** Kirton Parish Council  
**Application Number:** B/16/0039 **Case Officer:** John Taylor

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**Proposal:** Erection of a rear extension to existing garage to incorporate raising the existing roof height and associated works  
**Location:** 15, Mentmore Gardens, Boston, Lincolnshire, PE21 7TH  
**Applicant:** Mr Clive Dingwall  
**Decision:** REFUSE **Decision Date:** 19-Apr-2016

**Reason for refusal (if applicable):** The application site is of insufficient size and shape to accommodate the proposed garage extension resulting in a cramped form of development inconsistent with the form and character of the surrounding area, contrary to Policies G1 and H10 of the Boston Borough Local Plan and the intentions of the NPPF. The appearance of the completed building from the public highway, with its large expanse of roof and dormer window, would look completely out of character with the surrounding development which comprises wholly two storey dwellings and single storey garages. This uncharacteristic nature is emphasized by the proposed building's proximity to the adjacent property and by its slightly further forward location to that dwelling. This negative impact upon the street scene will be seen for some distance when approaching the site from the estate entrance and is contrary to Policies G1 and H10 of the Boston Borough Local Plan and the intentions of the NPPF.  
**Parish:** Boston Town Area Committee

**Application Number:** B/16/0044 **Case Officer:** Trevor Feary

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**Proposal:** Application for listed building consent for alterations and extensions to enable the change of use of ground floor to dental practice and provision of 3No. flats on upper floors  
**Location:** 31 BOSTON BARGAIN CENTRE, Wide Bargate, Boston, Lincolnshire, PE21 6SR  
**Applicant:** Mr Burkitt, Lincs Design Consultancy Ltd  
**Decision:** GRANT **Decision Date:** 26-May-2016

**Reason for refusal (if applicable):**  
**Parish:** Boston Town Area Committee

**Application Number:** B/16/0046 **Case Officer:** Trevor Thompson

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**Proposal:** Change of use of existing premises from shop at ground floor with flat above to dental practice at ground floor with 3 flats on the upper floors plus alterations and single storey rear extension  
**Location:** 31 BOSTON BARGAIN CENTRE, Wide Bargate, Boston, Lincolnshire, PE21 6SR  
**Applicant:** Mr Burkitt, Lincs Design Consultancy  
**Decision:** GRANT **Decision Date:** 26-May-2016

**Reason for refusal**

(if applicable):

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0048

**Case Officer:** Trevor Thompson

**Proposal:** Erection of extension to an existing building to be used for potato and grain storage

**Location:** FOUR CROSS ROADS FARM, Holmes Road, Frampton, Boston, Lincolnshire, PE20 1SJ

**Applicant:** Mr Andrew, Hladun

**Decision:** GRANT

**Decision Date:** 18-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Frampton Parish Council

**Application Number:** B/16/0049

**Case Officer:** John Taylor

**Proposal:** Demolition of garages and erection of 13no. dwellings (9no two storey and 4no. three storey units)

**Location:** Land off Robin Hoods Walk, Boston, Lincolnshire,

**Applicant:** Taylor Made Services

**Decision:** WITHDRAWN APPLICATION

**Decision Date:** 09-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0058

**Case Officer:** John Taylor

**Proposal:** Erection of a detached double garage with studio above

**Location:** Vicarage Farm Cottage, Sutterton Drove, Amber Hill, Boston, Lincolnshire, PE20 3RS

**Applicant:** Mr Andrew Box

**Decision:** GRANT

**Decision Date:** 13-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Amber Hill Parish Council

**Application Number:** B/16/0059

**Case Officer:** Stuart Thomsett

**Proposal:** Single storey front extension  
**Location:** 111, Tattershall Road, Boston, Lincolnshire, PE21 9LP

**Applicant:** Mr D Parsons

**Decision:** GRANT **Decision Date:** 13-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0060 **Case Officer:** Stuart Thomsett

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**Proposal:** Construction of community building including auditorium, public library, cafeteria, ancillary rooms and car parking areas

**Location:** The Junction Community Hall, Wash Road, Kirton, Boston, Lincolnshire, PE20 1QJ

**Applicant:** Mr N Mugglestone New Life Community Church

**Decision:** GRANT **Decision Date:** 26-May-2016

**Reason for refusal (if applicable):**

**Parish:** Kirton Parish Council

**Application Number:** B/16/0062 **Case Officer:** Stuart Thomsett

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**Proposal:** Conversion of farm shop to form 1no. 2 bedroom dwelling with workshop/farm shop

**Location:** Farm Shop adjacent to Holly House, Butterwick Road, Benington, Boston, Lincolnshire, PE22 0DS

**Applicant:** Mr G Porter

**Decision:** REFUSE **Decision Date:** 09-May-2016

**Reason for refusal (if applicable):**

The proposed conversion of this building, which will require the raising of the height of the roof by some 2m and introduce a number of new openings in the elevations of the building, would see the introduction of a new dwelling in the open countryside and in a highly unsustainable location. The allowance of a new dwelling in this location would result in future occupiers of the property relying almost totally on the use of a motor vehicle to meet their everyday needs. It is therefore considered that the proposal is contrary to the sustainability objectives contained within the National Planning Policy Framework (2012).

**Parish:** Benington Parish Council

**Application Number:** B/16/0064 **Case Officer:** Trevor Feary

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**Proposal:** Application for reserved matters for the erection of 5no. two storey dwellings plus construction of new accesses and 2 detached garages  
**Location:** Land to the south of Debdale, Church Road, Freiston, Lincolnshire  
**Applicant:** Richard Reed (Builders) Ltd  
**Decision:** GRANT **Decision Date:** 19-Apr-2016  
**Reason for refusal (if applicable):**  
**Parish:** Freiston Parish Council  
**Application Number:** B/16/0065 **Case Officer:** Trevor Thompson

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**Proposal:** Application for the change of use of 1no. dwelling to 2no. dwellings  
**Location:** 91 and 93 Granville Street, Boston, Lincolnshire, PE21 8PG  
**Applicant:** Mr J Desmond  
**Decision:** GRANT **Decision Date:** 11-Apr-2016  
**Reason for refusal (if applicable):**  
**Parish:** Boston Town Area Committee  
**Application Number:** B/16/0066 **Case Officer:** Stuart Thomsett

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**Proposal:** Proposed 2no. LED backlit fascia signs  
**Location:** Sportsbike Shop, Kirton Distribution Park Wash Road, Kirton, Boston, Lincolnshire, PE20 1QJ  
**Applicant:** Sportsbike Shop  
**Decision:** GRANT **Decision Date:** 11-Apr-2016  
**Reason for refusal (if applicable):**  
**Parish:** Kirton Parish Council  
**Application Number:** B/16/0068 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of coldstore extension  
**Location:** Marsh Farm, Sea Lane, Wrangle, Boston, Lincolnshire, PE22 9HE

**Applicant:** Staples Brothers Ltd

**Decision:** GRANT **Decision Date:** 18-Apr-2016

**Reason for refusal**

**(if applicable):**

**Parish:** Wrangle Parish Council

**Application Number:** B/16/0070 **Case Officer:** Trevor Thompson

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**Proposal:** Removal of chimney and alteration of an existing window to create a new entrance onto Fydell Crescent elevation

**Location:** 53, High Street, Boston, Lincolnshire, PE21 8SP

**Applicant:** Mr B Singh Jassar Developments Ltd

**Decision:** GRANT **Decision Date:** 12-Apr-2016

**Reason for refusal**

**(if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0071 **Case Officer:** Stuart Thomsett

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**Proposal:** Application for change of use from Chapel (D1) to holiday lets (C1) including internal and external alterations previously approved under planning permission B/12/0371

**Location:** The Methodist Chapel, Mill Lane, Fosdyke, Boston, Lincolnshire, PE20 2BL

**Applicant:** Sir/Madam Boston Methodist Circuit

**Decision:** GRANT **Decision Date:** 13-Apr-2016

**Reason for refusal**

**(if applicable):**

**Parish:** Fosdyke Parish Council

**Application Number:** B/16/0072 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of a two storey side extension  
**Location:** 61, Allington Garden, Boston, Lincolnshire, PE21 9DW

**Applicant:** Mr P Goburdhone

**Decision:** GRANT **Decision Date:** 13-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0074 **Case Officer:** Stuart Thomsett

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**Proposal:** Proposed alterations and erection of a two storey side extension  
**Location:** 5, Birch Close, Wyberton, Boston, Lincolnshire, PE21 7AL

**Applicant:** Mr Martyn Walling

**Decision:** GRANT **Decision Date:** 19-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Wyberton Parish Council

**Application Number:** B/16/0075 **Case Officer:** Stuart Thomsett

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**Proposal:** Listed building consent for installation of a new staircase plus new doorway to be used as a fire exit at the rear of the building  
**Location:** 1 Shodfriars Hall, Sibsey Lane, Boston, Lincolnshire, PE21 6HB

**Applicant:** Mr Dean Bower, The Lindum Group

**Decision:** GRANT **Decision Date:** 23-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0076 **Case Officer:** Trevor Thompson

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**Proposal:** Installation of a new staircase plus new doorway to be used as a fire exit at the rear of the building  
**Location:** 1 SHODFRIARS HALL, Sibsey Lane, Boston, Lincolnshire, PE21 6HB  
**Applicant:** Mr Dean Bower, The Lindum Group  
**Decision:** GRANT **Decision Date:** 23-May-2016  
**Reason for refusal (if applicable):**  
**Parish:** Boston Town Area Committee  
**Application Number:** B/16/0077 **Case Officer:** Trevor Thompson

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**Proposal:** Application under s.211 for works to trees in a conservation area to include:  
T1 - Holly - Tree Reduction (50 %)  
T2 - Fir tree - removal of tree and grind out stump  
T3 - Pear Tree - removal of tree and grind out stump  
T4 & T5 - Sycamore - crown lift both trees and removal of lower level branches (lift to 2-3m above ground level)  
T6 - Beech Tree - crown reduce/thin to remove low overhang  
T7 - Sycamore Tree - removal of tree and grind out stump  
T8 & T9 - Sycamore Tree - removal of single limb with extensive overhang, crown reduce tree by 10%  
**Location:** The Old Vicarage, Church End, Frampton, Lincolnshire, PE20 1AH  
**Applicant:** Mr Philip Jameson  
**Decision:** GRANT **Decision Date:** 11-Apr-2016  
**Reason for refusal (if applicable):**  
**Parish:** Frampton Parish Council  
**Application Number:** B/16/0079 **Case Officer:** Stuart Thomsett

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**Proposal:** Construction of new vehicular access inbound only  
**Location:** Station Road Industrial Estate, Station Road, Swineshead, Boston, Lincolnshire, PE20 3PW  
**Applicant:** Ms S Preston, Reflex Labels  
**Decision:** GRANT **Decision Date:** 25-Apr-2016  
**Reason for refusal (if applicable):**  
**Parish:** Swineshead Parish Council  
**Application Number:** B/16/0080 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of a first floor side extension above the garage.  
**Location:** 30, Tyler Crescent, Butterwick, Boston, Lincolnshire, PE22 0JT

**Applicant:** Mrs Georgina Woods

**Decision:** GRANT **Decision Date:** 25-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Butterwick Parish Council

**Application Number:** B/16/0081 **Case Officer:** Stuart Thomsett

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**Proposal:** Creation of a vehicular access  
**Location:** 46, Horseshoe Lane, Kirton, Boston, Lincolnshire, PE20 1LJ

**Applicant:** Mr J Chapman

**Decision:** GRANT **Decision Date:** 19-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Kirton Parish Council

**Application Number:** B/16/0082 **Case Officer:** Stuart Thomsett

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**Proposal:** T1 large Ash tree - Remove Ivy to full height and remove epicormic growth. 5m radial crown lift and remove deadwood.  
T2 small Elder - no action required  
T3 Horse Chestnut - Radial crown lift 5m remove Ivy  
T4 Horse Chestnut - Radial crown lift 5m remove Ivy  
T5 Ash tree - Remove Ivy to full height and remove epicormic growth. 5m radial crown lift and remove deadwood  
T6 Lime - Remove Ivy to full height and remove epicormic growth. 5m radial crown lift and remove deadwood  
T7 Ash - Remove Ivy to full height and remove epicormic growth. 5m radial crown lift and remove deadwood  
T8 Horse Chestnut - Remove Ivy to full height and remove epicormic growth. 5m radial crown lift and remove deadwood  
T9 Ash - Large spreading Ash tree, reduce weight on extreme limbs and 5m radial crown lift  
T10 Sycamore - Remove Ivy to full height and remove epicormic growth, 5m radial crown lift and remove dead wood  
**Location:** Lan at Boston Road, Kirton, Boston, Lincolnshire, PE20 1ES

**Applicant:** Mr Nick Phillips, Persimmon East midlands

**Decision:** GRANT **Decision Date:** 25-Apr-2016

**Reason for refusal**

(if applicable):

**Parish:** Kirton Parish Council

**Application Number:** B/16/0083

**Case Officer:** Stuart Thomsett

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**Proposal:** Re-modelling of existing house including a two storey rear extension and alterations

**Location:** 283 Willington Road, Kirton End, Boston, Lincolnshire, PE20 1NW

**Applicant:** Mr Brewell

**Decision:** GRANT

**Decision Date:** 25-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Kirton Parish Council

**Application Number:** B/16/0085

**Case Officer:** Stuart Thomsett

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**Proposal:** Detached outbuilding comprising garage, workshop and storage area on the ground floor and home office, gym, kitchen and toilet on the first floor

**Location:** The Old Rectory, Hall Lane, Algarkirk, Boston, Lincolnshire, PE20 2HG

**Applicant:** Mr Earl Taylor

**Decision:** GRANT

**Decision Date:** 04-May-2016

**Reason for refusal (if applicable):**

**Parish:** Algarkirk Parish Council  
Sutterton Parish Council

**Application Number:** B/16/0087

**Case Officer:** Stuart Thomsett

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**Proposal:** Change of use from agricultural land to equestrian use including the construction of timber framed stables, hay store, manege, access and boundary treatment

**Location:** Land Opposite Laurel Farm Cut End Road, Fishtoft, Lincolnshire, PE21 0SL

**Applicant:** Mr Steve Christie

**Decision:** GRANT

**Decision Date:** 04-May-2016

**Reason for refusal (if applicable):**

**Parish:** Fishtoft Parish Council

**Application Number:** B/16/0088

**Case Officer:** Stuart Thomsett

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**Proposal:** Notification for prior approval for a proposed rear conservatory 5.1m (L) x 3.41m (W), maximum height 3.4m with an eaves height of 2.43m  
**Location:** 32, Shaw Road, Boston, Lincolnshire, PE21 8LZ

**Applicant:** Mr & Mrs Robert & Sandra Goddard

**Decision:** PRIOR APPROVAL NOT REQUIRED                      **Decision Date:** 12-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0089                      **Case Officer:** Rachael Vamplew

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**Proposal:** Demolition of barns and construction of two new dwellings and associated garages  
**Location:** Georgian House, Church Road, Freiston, Lincolnshire, PE22 0NX

**Applicant:** Mr R Pearson and Mrs A Yallop

**Decision:** REFUSE                                      **Decision Date:** 26-Apr-2016

**Reason for refusal (if applicable):**

The application site is within an unsustainable countryside location, outside the defined settlement limits of both Freiston and Haltoft End in an area where the NPPF (2012) indicates that, inter alia, new isolated homes in the countryside should be avoided unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. No such evidence has been submitted with this application. The special circumstances set out at paragraph 55 of the National Planning Policy Framework (2012) to justify new dwellings in the countryside have therefore not been met.

The development would further extend the settlement limits along Church Road which would create a suburban appearance to the locality and will have a substantial adverse impact on the countryside and the surrounding environment. Furthermore the approval of this application would set an undesirable precedent for the submission of similar countryside sites both along Church Road and elsewhere within the Borough which this Council would find difficult to resist; the resultant effect would undermine the character of the countryside and further erode countryside protection policies. The application is therefore contrary to the objectives of Local Plan Policy G1 and the sustainability objectives of the National Planning Policy Framework (2012).

Insufficient information has been submitted which clearly demonstrates that the development and its future users will be safe over the lifetime of the development. The submitted Flood Risk Assessment does not provide a suitable basis for assessment to be made of the flood risks resulting from this development. The application is therefore contrary to the objectives of the NPPF (2012) which seeks to ensure that inappropriate development in areas of risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

**Parish:** Freiston Parish Council

**Application Number:** B/16/0090

**Case Officer:** Stuart Thomsett

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**Proposal:** Demolition of existing bungalow and construction of replacement dwelling and carport

**Location:** Ivy Cottage, The Drayton, Swineshead, Boston, Lincolnshire, PE20 3JN

**Applicant:** Mr P Preist

**Decision:** GRANT

**Decision Date:** 13-May-2016

**Reason for refusal (if applicable):**

**Parish:** Swineshead Parish Council

**Application Number:** B/16/0091

**Case Officer:** John Taylor

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**Proposal:** Application for a Change of use from a Photographic Studio (class B1) to residential (class c3)

**Location:** 20 Spayne Road, Boston, Lincolnshire, PE21 6JP

**Applicant:** Mr Alan Markham

**Decision:** GRANT

**Decision Date:** 03-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0094

**Case Officer:** Stuart Thomsett

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**Proposal:** Application for proposed dropped kerb to create new access

**Location:** The Cottage, 1 Oak House Lane, Freiston, Boston, Lincolnshire, PE22 0PJ

**Applicant:** Mrs C A Lindsay

**Decision:** GRANT

**Decision Date:** 04-May-2016

**Reason for refusal (if applicable):**

**Parish:** Freiston Parish Council

**Application Number:** B/16/0095                      **Case Officer:** Stuart Thomsett

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**Proposal:** Application for Advertisement Consent to include;  
- New illuminated main shop sign  
- New illuminated bus stop sign  
- Remove existing sign and re-paint fascia  
- Replacement car collect signs

**Location:** Marks & Spencers PLC, 5 6 Market Place, Boston, Lincolnshire, PE21 6EH

**Applicant:** Mr M Feely Darnton D3

**Decision:** GRANT                                      **Decision Date:** 26-May-2016

**Reason for refusal (if applicable):**  
**Parish:** Boston Town Area Committee

**Application Number:** B/16/0096                      **Case Officer:** John Taylor

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**Proposal:** Application of prior notification of demolition of disused grainstores & lean to

**Location:** Land adjacent to the A52 Wrangle Lowgate, Wrangle, Lincolnshire, PE22 9AZ

**Applicant:** The Crown Estate

**Decision:** PRIOR APPROVAL NOT REQUIRED                      **Decision Date:** 18-May-2016

**Reason for refusal (if applicable):**  
**Parish:** Wrangle Parish Council

**Application Number:** B/16/0097                      **Case Officer:** John Taylor

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**Proposal:** Proposed single storey rear extension to existing dwelling, insert 2no. rooflights and new window into gable end of garage to provide playroom above

**Location:** Bluebell House, Lineside, Amber Hill, Boston, Lincolnshire, PE20 3QZ

**Applicant:** Mr R Fountain R Fountain & Sons

**Decision:** GRANT                                      **Decision Date:** 03-May-2016

**Reason for refusal (if applicable):**  
**Parish:** Amber Hill Parish Council

**Application Number:** B/16/0098                      **Case Officer:** Stuart Thomsett

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**Proposal:** Application to carry out works to Tree Preservation Order Fishtoft No. 1 including;  
- Trim and reshape 3no. Sycamore Trees by max 4m  
- Removal of Ash Tree

**Location:** 1 Manor Grange, Fishtoft, Boston, Lincolnshire, PE21 0DN

**Applicant:** Mrs Victoria Foster

**Decision:** GRANT **Decision Date:** 09-May-2016

**Reason for refusal (if applicable):**

**Parish:** Fishtoft Parish Council

**Application Number:** B/16/0100 **Case Officer:** Stuart Thomsett

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**Proposal:** Application under s.211 for works to trees in a conservation area to include:

- T1 - Holly Tree - Fell and remove
- T2 & T3 - Leylandii - Fell and remove
- T4 - Beech hedge - Fell and remove

**Location:** Vine Cottage 105 Spilsby Road, Boston, Lincolnshire, PE21 9PE

**Applicant:** Mr James Bowens, Bowens of Boston

**Decision:** GRANT **Decision Date:** 19-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0101 **Case Officer:** Stuart Thomsett

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**Proposal:** Retrospective change of use from Library (Class D1) to Shops (Class A1)

**Location:** Kirton Library, 15 Station Road, Kirton, Boston, Lincolnshire, PE20 1EF

**Applicant:** Mr P Duffy, South Lincs Property Ltd

**Decision:** GRANT **Decision Date:** 09-May-2016

**Reason for refusal (if applicable):**

**Parish:** Kirton Parish Council

**Application Number:** B/16/0102 **Case Officer:** Stuart Thomsett

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**Proposal:** Application for works to a dwelling subject to an Article 4 Direction to include:  
Strip off existing slate roof and replace with Spanish slate  
Repair existing windows and doors and fit double glazed units to existing timber sash windows  
Replace existing fascias with new wooden fascias  
Painting of external timber work

**Location:** Vine Cottage, 105 Spilsby Road, Boston, Lincolnshire, PE21 9PE

**Applicant:** Mr James Bowens, Bowens of Boston

**Decision:** GRANT **Decision Date:** 03-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0103 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of a first floor extension over existing garage  
**Location:** Ashwood House, Red Cap Lane, Boston, Lincolnshire, PE21 9LY

**Applicant:** Mr Nigel Smith

**Decision:** GRANT **Decision Date:** 09-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee  
Fishtoft Parish Council

**Application Number:** B/16/0104 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of a detached 4 bedroom dwelling and associated works  
**Location:** Land off Chain Bridge Road, Wyberton, Boston, Lincolnshire, PE21 7LU

**Applicant:** Mr Glenn Lawrence

**Decision:** GRANT **Decision Date:** 09-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0105 **Case Officer:** Stuart Thomsett

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**Proposal:** Proposed two storey extension to side elevation  
**Location:** 24A Horncastle Road, Boston, Lincolnshire, PE21 9BU

**Applicant:** Mr J Barsby

**Decision:** GRANT **Decision Date:** 23-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0107 **Case Officer:** Stuart Thomsett

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**Proposal:** Application for prior approval for erection of single storey rear extension 4m (L) x 5.4m (W), maximum height of 3.5m with an eaves height of 2.4m

**Location:** 4, Fox Close, Boston, Lincolnshire, PE21 8EE

**Applicant:** Miss Mica Casey

**Decision:** PRIOR APPROVAL NOT REQUIRED **Decision Date:** 27-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0108 **Case Officer:** Rachael Vamplew

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**Proposal:** Application for the removal of the existing wooden windows and doors to be replaced in U.P.V.C

**Location:** 5, St Anns Wharf, Boston, Lincolnshire, PE21 8TL

**Applicant:** Mr Jim Geelhold

**Decision:** GRANT **Decision Date:** 10-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0111 **Case Officer:** Stuart Thomsett

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**Proposal:** Installation of new vehicular access to Station Road and associated dropped kerb  
**Location:** Foxglove Cottage, 2 Tarry Hill, Swineshead, Boston, Lincolnshire, PE20 3LW

**Applicant:** Mr Darren Pepper

**Decision:** GRANT **Decision Date:** 10-May-2016

**Reason for refusal (if applicable):**

**Parish:** Swineshead Parish Council

**Application Number:** B/16/0112 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of 2no. football dugouts of brick/block and 1no. storage building for football club

**Location:** Boston College, Peter Paine Performance Centre, Rosebery Avenue, Boston, Lincolnshire, PE21 7QR

**Applicant:** Mr Ben Webb, Boston College

**Decision:** GRANT **Decision Date:** 28-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0113 **Case Officer:** Stuart Thomsett

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**Proposal:** Application for prior notification of an agricultural building to store crops and machinery

**Location:** Morley's Farm, Kit Kat Lane, Sutterton, Boston, Lincolnshire, PE20 2NB

**Applicant:** Mr David Firth, D.A Firth (Farming)

**Decision:** PRIOR APPROVAL NOT REQUIRED **Decision Date:** 19-Apr-2016

**Reason for refusal (if applicable):**

**Parish:** Sutterton Parish Council

**Application Number:** B/16/0114 **Case Officer:** Stuart Thomsett

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**Proposal:** Demolition of existing conservatory and erection of a single storey rear extension

**Location:** 18, Middlegate Road West, Frampton, Boston, Lincolnshire, PE20 1BX

**Applicant:** Mr & Mrs Richard & Andrea Green

**Decision:** GRANT **Decision Date:** 18-May-2016

**Reason for refusal (if applicable):**

**Parish:** Frampton Parish Council

**Application Number:** B/16/0115 **Case Officer:** Shaun Robson

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**Proposal:** Erection of a single storey side extension to existing dwelling

**Location:** 7, Ashton Hall Drive, Boston, Lincolnshire, PE21 7TG

**Applicant:** Mr & Mrs Coles

**Decision:** GRANT **Decision Date:** 10-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0116 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of a single storey rear extension to bungalow

**Location:** The Everglades, White House Lane, Fishtoft, Boston, Lincolnshire, PE21 0BE

**Applicant:** Mr Liam Pocklington

**Decision:** GRANT **Decision Date:** 18-May-2016

**Reason for refusal (if applicable):**

**Parish:** Fishtoft Parish Council

**Application Number:** B/16/0118 **Case Officer:** Stuart Thomsett

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**Proposal:** Application for advertisement consent for:  
1 x Wall sign to replace existing  
1 x Sign attached to gates  
1 x Hanging sign

**Location:** 47 & 49 High Street, Boston, Lincolnshire, PE21 8SP

**Applicant:** Mrs Vicky Wilson

**Decision:** GRANT **Decision Date:** 18-May-2016

**Reason for refusal  
(if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0121 **Case Officer:** Stuart Thomsett

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**Proposal:** Single storey rear extension  
**Location:** 81, Fydell Street, Boston, Lincolnshire, PE21 8LG

**Applicant:** Mrs Fay Blythe

**Decision:** GRANT **Decision Date:** 18-May-2016

**Reason for refusal  
(if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0124 **Case Officer:** Stuart Thomsett

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**Proposal:** Change of use from retail (A1) to mixed use of retail and office space (B1)  
**Location:** 2 Silver Court, Boston, Lincolnshire, PE21 6JR

**Applicant:** Mr Jonathan Beck, First Capital IFA's LTD

**Decision:** GRANT **Decision Date:** 23-May-2016

**Reason for refusal  
(if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0126 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of a single storey side extension to existing bungalow  
**Location:** Ardgraft, Swineshead Road, Kirton Holme, Boston, Lincolnshire, PE20 1TT

**Applicant:** Mr & Mrs Palmer

**Decision:** GRANT **Decision Date:** 23-May-2016

**Reason for refusal (if applicable):**

**Parish:** Frampton Parish Council

**Application Number:** B/16/0127 **Case Officer:** Stuart Thomsett

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**Proposal:** Application for change of use from annexe accommodation to a cattery (sui generis). Insertion of 6 no. windows into first floor (rear elevation) of annexe.

**Location:** The Lodge, Fenside Road, Boston, Lincolnshire, PE21 8JJ

**Applicant:** Mr Edward Morrison

**Decision:** GRANT **Decision Date:** 24-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0128 **Case Officer:** Stuart Thomsett

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**Proposal:** Application for works to trees subject to a TPO (N0.5)  
T1 - Silver Birch 2M Reduction to maintain tree size, removal of phototropic limb with squirrel damage  
T5 - Horse Chestnut Thin to reduce overall density, minimal adjustments to shape and size

**Location:** 284, London Road, Wyberton, Boston, Lincolnshire, PE21 7AU

**Applicant:** Mr John Murray

**Decision:** TREE PRESERVATION ORDER NOT ISSUED **Decision Date:** 23-May-2016

**Reason for refusal (if applicable):**

**Parish:** Wyberton Parish Council

**Application Number:** B/16/0129 **Case Officer:** Stuart Thomsett

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**Proposal:** Proposed construction of a Household Waste Recycling (HWRC) facility with a single storey welfare building/office and access road to highway adoptable standard

**Location:** Nursery Road, Boston, Lincolnshire, PE21 7RQ

**Applicant:** Lincolnshire County Council

**Decision:** NO OBJECTIONS **Decision Date:** 26-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0130 **Case Officer:** Stuart Thomsett

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**Proposal:** Application for advertisement consent for:  
3 x externally illuminated fascia signs

**Location:** 23-25 Strait Bargate, Boston, Lincolnshire, PE21 6EE

**Applicant:** Ticket Grange Ltd

**Decision:** GRANT **Decision Date:** 25-May-2016

**Reason for refusal (if applicable):**

**Parish:** Boston Town Area Committee

**Application Number:** B/16/0134 **Case Officer:** Stuart Thomsett

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**Proposal:** Application for prior approval for a single storey rear extension, 3.48(L) x 7.1m (w), with a maximum height of 2.7m (flat roof)

**Location:** 53, Parthian Avenue, Wyberton, Boston, Lincolnshire, PE21 7DH

**Applicant:** Mr & Mrs Leyland

**Decision:** PRIOR APPROVAL NOT REQUIRED **Decision Date:** 23-May-2016

**Reason for refusal (if applicable):**

**Parish:** Wyberton Parish Council

**Application Number:** B/16/0145 **Case Officer:** Rachael Vamplew

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**Proposal:** Application under s.211 for works to trees in a conservation area:  
Acer - reduction of crown by 1/3 on safety grounds

**Location:** 113, Spilsby Road, Boston, Lincolnshire, PE21 9PE

**Applicant:** Mr S, Disley

**Decision:** GRANT

**Decision Date:** 25-May-2016

**Reason for refusal  
(if applicable):**

**Parish:** Boston Town Area Committee

**Application  
Number:** B/16/0148

**Case  
Officer:** Stuart Thomsett

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