

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 7th October 2025 at 10.00 am.

Present:

Councillor Peter Bedford, in the Chair.

Councillors David Scoot (Vice-Chairman), Alison Austin, David Brown (substitute for Stuart Evans), Anton Dani, Andy Izard, David Middleton, Barrie Pierpoint, Sarah Sharpe, Suzanne Welberry and Stephen Woodliffe.

Officers:

Assistant Director – Planning & Strategic Infrastructure, Development Manager, Senior Planning Officer, Principal Planning Officer, Senior Planning Lawyer and Democratic Services Team Leader.

Note: At Full Council on 29 September 2025, Councillor Peter Bedford was appointed Chairman of the Planning Committee, replacing Councillor David Middleton.

11 Apologies for Absence

Apologies for absence were received from Councillor Stuart Evans, with Councillor David Brown substituting, and from Councillors Claire Rylott and Lina Savickiene.

12 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 Peter Bedford and David Middleton.

The Internal Drainage Boards: Councillors Peter Bedford, David Middleton, Claire Rylott, and Suzanne Welberry.

13 Minutes

The minutes of the meeting on the 9th September 2025 were approved as a correct record and signed by the Chairman.

14 Public Questions

No questions were received.

15 B 25 0287 - Site North of Boston Borough Council Depot, St Johns Road, Boston, PE21 6BE

Major – Full Planning Permission

Demolition of existing industrial shed. Change of use of land to provide additional staff car parking, 10 commercial parking bays and 4 trailer bays and associated works

Site North of Boston Borough Council Depot, St Johns Road, Boston, PE21 6BE

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 and made the following points:

The proposal sought full planning permission for the demolition of an existing industrial building and the change of use of land to provide additional staff car parking, commercial parking bays and trailer bays. Associated works included resurfacing, installation of lighting columns, acoustic fencing, and the creation of new vehicular and pedestrian access routes linking the site to the existing depot.

The Committee received a presentation of slides showing the site location, layout plans, and photographs of the existing site and surrounding area. The presentation illustrated the proximity of residential properties to the west, the existing depot to the south, and amenity greenspace to the east. It was noted that the site was currently vacant and enclosed by palisade fencing.

The Senior Planning Officer also confirmed that conditions 3 and 6 were subject to revision, as the building had already been demolished prior to the determination of the application.

There were no registered public speakers on this item.

Committee deliberation continued after the Senior Planning Officer confirmed that the Committee was being asked to consider the officer recommendation for approval, subject to the conditions outlined within the report.

Members raised a number of points for clarification.

Questions were asked regarding the impact of the proposed lighting on nearby residential properties. The officer confirmed that the lighting columns would be 6 metres high and downward facing, with Environmental Health raising no objections.

Concerns were expressed about potential noise arising from the storage of bins. It was confirmed that only clean bins would be stored on site, with no refuse held. The bins would be retained temporarily prior to distribution to the community, and the specification matched that of existing facilities.

Members discussed the archaeological significance of the site, noting its proximity to historic areas of Boston, including the Boston Conservation Area, and the potential for underlying remains. Officers advised that the site lay within an area of archaeological interest and confirmed that a condition had been included requiring a written scheme of archaeological investigation prior to any below-ground works. Although demolition of the existing building had already taken place, it was clarified that this had occurred above

ground level and that no further development would proceed until the archaeological assessment had been completed.

Members queried whether the application would result in changes to operating hours. Officers confirmed that the hours would remain consistent with those of the existing depot.

The recommendations were moved by Councillor Anton Dani and seconded by Councillor Andy Izard.

Resolved:

That the Committee approve the application in line with officer recommendations, subject to the conditions outlined within the report, including those revised and clarified during the meeting in respect of lighting, noise mitigation, archaeological investigation, and operating hours (outlined below).

Conditions:

3. No below ground works shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following details as necessary:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in the National Planning Policy Framework, 2024 and accordance with SELLP Policy 29.

6. Prior to any groundworks, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and national guidance contained within the National Planning Policy Framework 2024.

The Meeting ended at 10.15 am.