

BOSTON BOROUGH COUNCIL

DELEGATED DECISION LIST FOR PERIOD

19 December 2016 TO 13 January 2017 - FOR NOTING

SUBJECT: PLANNING APPLICATIONS AND RELATED MATTERS

REPORT BY: DEVELOPMENT CONTROL MANAGER

Proposal: Application under s96A for a non material amendment to approval B/15/0445 (Amalgamation of retail warehouse units into one (1.638sqm gross), minor front extension and erection of an internal mezzanine floor (1.361sqm))

Location: Units 1A and 1B , Alban Retail Park, Grantham Road, Boston, Lincolnshire, PE21 7NN

Applicant: XLB Property

Decision: Approved Non-material Amendments **Decision Date:** 05-Jan-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee
Wyberton Parish Council

Application Number: B/15/0445/NMA **Case Officer:** Trevor Thompson

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Proposal: Application under s.96A for a non-material amendment to approval B/16/0249 (proposed two storey and single storey side extensions_ to replace window with entrance door and render whole property

Location: Rose Cottage, Tattershall Road, Boston, Lincolnshire, PE21 9LR

Applicant: Mr & Mrs Julian Vines

Decision: Approved Non-material Amendments **Decision Date:** 06-Jan-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/16/0249/NMA **Case Officer:** Stuart Thomsett

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Proposal: Change of use to plant storage and repair workshop with ancillary offices to include construction of replacement building to accommodate repair workshop with ancillary office

Location: Store adjacent to Thurlby Motors, Main Road, Butterwick, Boston, Lincolnshire, PE22 0JN

Applicant: Mr S Conroy Conroy Group Plant Hire Limited

Decision: GRANT **Decision Date:** 04-Jan-2017

Reason for refusal (if applicable):

Parish: Butterwick Parish Council

Application Number: B/16/0258 **Case Officer:** Polly Harris Gorf

Proposal: Application under S73a for the variation of condition 13 (affordable housing provision) on planning approval B/12/0171 (outline application for residential development) to reduce the current level from 30% to 19.8% (21 units)

Location: Land off Ashton Hall Drive, Boston, Lincolnshire, PE21 7BF

Applicant: Broadgate Homes Ltd

Decision: GRANT **Decision Date:** 09-Jan-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/16/0372 **Case Officer:** Paul Edwards

Proposal: Application under S.73A to develop land without compliance with conditions previously attached to planning permission B/14/0434 to allow approximate no.20 caravans to be occupied by seasonal agricultural workers

Location: Old Leake Caravan and Leisure Park, Shaw Lane, Old Leake, BOSTON, PE22 9LQ

Applicant: Mr & Mrs A White

Decision: WITHDRAWN APPLICATION **Decision Date:** 03-Jan-2017

Reason for refusal (if applicable):

Parish: Old Leake Parish Council

Application Number: B/16/0401 **Case Officer:** Polly Harris Gorf

Proposal: Application under S.73A to develop land without compliance with conditions previously attached to planning permission B/15/0017 to allow approximate no.20 caravans to be occupied by seasonal agricultural workers

Location: Old Leake Caravan and Leisure Park, Shaw Lane, Old Leake, BOSTON, PE22 9LQ

Applicant: Mr & Mrs A White

Decision: WITHDRAWN APPLICATION **Decision Date:** 03-Jan-2017

Reason for refusal (if applicable):

Parish: Old Leake Parish Council

Application Number: B/16/0402 **Case Officer:** Polly Harris Gorf

Proposal: Outline application with all matters reserved for no3. dwellings
Location: Land to the east of 26-34, Boston Road, Kirton, Boston, Lincolnshire, PE20 1DS

Applicant: Mr Richard Simpson

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

Reason for refusal (if applicable):

Parish: Kirton Parish Council

Application Number: B/16/0407 **Case Officer:** John Taylor

Proposal: Construction of 1no. agricultural building to provide 6no. pig holding pens and storage of agricultural machinery, 1no. agricultural building to provide a store for straw, hay and feed plus hardstanding area to serve proposed free range pig business

Location: Land North of The Lockwood, Cut End Road, Fishtoft, Boston, Lincolnshire, PE21 0SN

Applicant: Mr Paul Oakton

Decision: GRANT **Decision Date:** 20-Dec-2016

Reason for refusal (if applicable):

Parish: Fishtoft Parish Council

Application Number: B/16/0414 **Case Officer:** Stuart Thomsett

Proposal: Single storey extension to barn conversion to provide garage and annexe
Location: The Barn, Station Road, Sutterton, Boston, Lincolnshire, PE20 2JX

Applicant: Mr & Mrs Holmes

Decision: GRANT **Decision Date:** 05-Jan-2017

Reason for refusal (if applicable):

Parish: Sutterton Parish Council

Application Number: B/16/0415 **Case Officer:** John Taylor

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Proposal: Creation of 10 touring caravan pitches to existing park
Location: Walnut Lake Holiday Park, Main Road, Algarkirk, Boston, Lincolnshire, PE20 2LQ

Applicant: Mr Anthony Potts

Decision: GRANT **Decision Date:** 11-Jan-2017

Reason for refusal (if applicable):

Parish: Algarkirk Parish Council

Application Number: B/16/0416 **Case Officer:** Polly Harris Gorf

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Proposal: Demolition of single storey garage and construction of a single storey side extension
Location: Thorlton House, Donington Road, Bicker, Boston, Lincolnshire, PE20 3EF

Applicant: Mr & Mrs Clive Haffenden

Decision: GRANT **Decision Date:** 20-Dec-2016

Reason for refusal (if applicable):

Parish: Bicker Parish Council

Application Number: B/16/0437 **Case Officer:** Stuart Thomsett

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Proposal: Application under s.96a for a non material amendment to approval B/16/0437 (Demolition of single storey garage and construction of a single storey side extension) to make amendments to the width of the extension

Location: Thorlton House, Donington Road, Bicker, Boston, Lincolnshire, PE20 3EF

Applicant: Mr & Mrs Clive Haffenden

Decision: Approved Non-material Amendments **Decision Date:** 12-Jan-2017

Reason for refusal (if applicable):

Parish: Bicker Parish Council

Application Number: B/16/0437/NMA **Case Officer:** Stuart Thomsett

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Proposal: Erection of outbuilding within the rear garden of the property
Location: 3, Gauntlet Villas, Gauntlet Road, Bicker, Boston, Lincolnshire, PE20 3AX

Applicant: Mr Wall

Decision: WITHDRAWN APPLICATION **Decision Date:**

Reason for refusal (if applicable):

Parish: Bicker Parish Council

Application Number: B/16/0441 **Case Officer:** Stuart Thomsett

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Proposal: Outline application for the erection of three dwellings including access with matters relating to appearance, landscaping, layout and scale reserved for later approval

Location: Land to the east of Church Road, Freiston, Boston, PE22 0NT

Applicant: Mr R Fleet

Decision: REFUSE **Decision Date:** 09-Jan-2017

Reason for refusal (if applicable):

The application site is within an unsustainable countryside location, outside the defined settlement limits of 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 result in filling in of a gap between existing properties, giving the

appearance of consolidating a group of existing buildings 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.

The approval of this application would set a precedent for the submission of similar 'infill' countryside sites both along Church Road and elsewhere within the district 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).

Parish: Freiston Parish Council

Application Number: B/16/0447 **Case Officer:** Trevor Thompson

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Proposal: Outline application for the erection of one single storey dwelling with attached double garage including access with appearance, landscaping, layout and scale reserved for later approval

Location: Land off Hessle Court, Boston, PE21 8AJ

Applicant: Mr & Mrs R Tebbs

Decision: WITHDRAWN APPLICATION **Decision Date:** 04-Jan-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/16/0448 **Case Officer:** Trevor Thompson

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Proposal: Part demolition of existing store building and construction of a new single-storey building. Also construction of a new fenced exercise area and making good of existing hard landscape areas around new facility

Location: NORTH SEA CAMP, Croppers Lane, Freiston, Boston, Lincolnshire, PE22 0QX

Applicant: David Holman, Ministry of Justice

Decision: GRANT **Decision Date:** 09-Jan-2017

Reason for refusal (if applicable):

Parish: Fishtoft Parish Council
Freiston Parish Council

Application Number: B/16/0449 **Case Officer:** Stuart Thomsett

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Proposal: Application for a lawful development certificate (existing use) to seek confirmation that the continued occupation of 'Invicta' Blackjack Road, Swineshead not in accordance with conditions 3 attached to permission B19/0668/89 and condition 6 attached to permission B19/0983/89 is lawful

Location: Invicta, Blackjack Road, Swineshead, BOSTON, Lincolnshire, PE20 3HG

Applicant: Mr John Mason

Decision: GRANT **Decision Date:** 12-Jan-2017

Reason for refusal (if applicable):

Parish: Swineshead Parish Council

Application Number: B/16/0455 **Case Officer:** Trevor Thompson

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Proposal: Application for works to a tree covered by Tree Preservation Order Sutterton No.2:-

Location: T1 Sycamore - crown reduce by max 4m
13 Churchgate, Sutterton, Boston, Lincolnshire, PE20 2NS

Applicant: Mrs Sophie Mcevoy

Decision: GRANT **Decision Date:** 09-Jan-2017

Reason for refusal (if applicable):

Parish: Sutterton Parish Council

Application Number: B/16/0470 **Case Officer:** Stuart Thomsett

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Proposal: Amended plans To vary condition 2 of planning permission B/16/0203 (Approved Documents and plans) to reduce the stack height from 60m to 44m, relocate ash storage tanks within the site and amendments to the air cooled condenser building (minor material amendments)

Location: Land at Riverside Industrial Estate, Marsh Lane, Boston, Lincolnshire, PE21 7TN

Applicant: Lincolnshire County Council

Decision: NO OBJECTIONS **Decision Date:** 05-Jan-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/16/0471 **Case Officer:** Polly Harris Gorf

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