

BOSTON BOROUGH COUNCIL

**DELEGATED DECISION LIST FOR PERIOD
13 FEBRUARY 2017 TO 17 MARCH 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/05/0020 (Change of use of barn to form 2 holiday cottages and installation of biotech unit). Amendments relate to:
 * Site boundary and layout to provide front gardens and new vehicular access and turning bay
 * Insertion of new doors on the rear elevation
 * Change to the design of the bedroom window
 * Alterations to the internal layout
 * Change design of door opening in arches

Location: Boulder Barn, Crowhall Lane, Benington, Boston, Lincolnshire, PE22 0DW

Applicant: Mrs June Johnson

Decision: Approved Non-material Amendments
Decision Date: 09-Mar-2017

Reason for refusal (if applicable):

Parish: Benington Parish Council

Application Number: B/05/0020/NMA
Case Officer: Trevor Thompson

Proposal: Application under s.96a for a non material amendment to condition 4 attached to approval B/15/0048 (Erection of 1 No. bungalow with garage) to make amendment to boundary treatment consisting of the erection of a 2m high close boarded fence

Location: 1A Towell Close, Boston, Lincolnshire, PE21 0BD

Applicant: Mr Bernard French, Bernard French Homes Ltd

Decision: Approved Non-material Amendments
Decision Date: 16-Feb-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/15/0048/NMA
Case Officer: Trevor Thompson

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Proposal: Application under s96a for a non material amendment to approval B/15/0271 (Demolition of existing outbuildings and erection of convenience store and outbuilding with associated car parking, access, landscaping and ATM)

- * Revisions to yard area to include ramps;
- * Amendment to location of delivery door;
- * Amendment to ramp and associated balustrades to front of store, replaced with brick retaining wall;
- * Removal of gate to left hand side of the store and replacement with close boarded fence;
- * Reconfigured parking layout associated with accessibility spaces;
- * Relocation of bike stands;
- * Removal of bollards

Location: Pincushion Inn, 289 London Road, Wyberton, Boston, Lincolnshire, PE21 7DD

Applicant: New River Retail Unit Trust

Decision: Approved Non-material Amendments

Decision Date: 17-Feb-2017

Reason for refusal (if applicable):

Parish: Wyberton Parish Council

Application Number: B/15/0271/NMA

Case Officer: Trevor Thompson

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Proposal: Application under s96.a for a non material amendment to approval B/16/0015 (Construction of 31 dwellings plus road, parking areas and associated works) The amendments relate to minor alterations to the design, sitting and size of the proposed dwelling

Location: Land off Whitebridges, St Thomas Drive, Boston, Lincolnshire, PE21 7EP

Applicant: FF Investment 2015 LLP

Decision: Approved Non-material Amendments

Decision Date: 14-Feb-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/16/0015/NMA

Case Officer: Trevor Thompson

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Proposal: Application under S96A for a non-material amendment to approval B/16/0149 (Erection of a single storey rear extension, a first floor extension over existing single storey lean-to and the removal of plastic glazed roof to conservatory to be replaced by a tiled pitched roof to form a sun room) to remove the existing runs of windows to the conservatory and the construction of cavity walls with two new windows, off the existing walls below and re-sitting the proposed French window to the kitchen

Location: Asperton Cottage, Asperton Road, Wigtoft, Boston, Lincolnshire, PE20 2PJ

Applicant: Ms Z Chapman

Decision: Approved Non-material Amendments **Decision Date:** 02-Mar-2017

Reason for refusal (if applicable):

Parish: Swineshead Parish Council
Wigtoft Parish Council

Application Number: B/16/0149/NMA **Case Officer:** Stuart Thomsett

Proposal: Proposed change of use to carwash facility

Location: 200 London Road, Boston, Lincolnshire, PE21 7HH

Applicant: Mr Etjohn Brucas, Kwickwash Limited

Decision: GRANT **Decision Date:** 07-Mar-2017

Reason for refusal (if applicable):

Parish: Wyberton Parish Council

Application Number: B/16/0254 **Case Officer:** Polly Harris Gorf

Proposal: Application under s96a for a non material amendment to approval B/16/0330 (Erection of a single storey rear extension to the existing garage) to make amendments to the size of the windows on the rear elevation

Location: 19, Wing Drive, Boston, Lincolnshire, PE21 0NT

Applicant: Mrs Wendy Beet

Decision: Approved Non-material Amendments **Decision Date:** 16-Mar-2017

Reason for refusal (if applicable):

Parish: Fishtoft Parish Council

Application Number: B/16/0330/NMA **Case Officer:** Stuart Thomsett

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Proposal: Erection of 21 dwellings (to include 4 affordable dwellings), new vehicular access, private access road and associated works

Location: Land at Station Road, Sutterton, Boston, Lincolnshire, PE20 2JH

Applicant: Mr P Whalley

Decision: GRANT **Decision Date:** 15-Feb-2017

Reason for refusal (if applicable):

Parish: Sutterton Parish Council

Application Number: B/16/0409 **Case Officer:** John Taylor

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Proposal: Application under s96a for a non material amendment to approval B/16/0412 (Single storey extension to (northern) side elevation) to make an addition of a small lobby to access the extension

Location: Copperfield, Rosegar Avenue, Sutterton, Boston, Lincolnshire, PE20 2EF

Applicant: Mrs J Ellis

Decision: Approved Non-material Amendments **Decision Date:** 24-Feb-2017

Reason for refusal (if applicable):

Parish: Sutterton Parish Council

Application Number: B/16/0412/NMA **Case Officer:** Stuart Thomsett

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Proposal: Erection of 2 No. detached dwellings, vehicular access and associated garages

Location: Land north of Drainside South, Kirton, Boston, Lincs

Applicant: Mr Mark & Thomas, Garwell

Decision: REFUSE **Decision Date:** 06-Mar-2017

Reason for refusal (if applicable):

The proposal would see the introduction of two new family sized dwellings outside the settlement and in the open countryside and in an unsustainable location. The provision of new dwellings in this location would result in future occupiers of the properties relying totally on the use of motor vehicles to meet their everyday needs, particularly in winter months, given that Drainside South has no pedestrian footpath or street lighting in this location. It is therefore considered that the proposal is contrary to Adopted Plan Policy C01 and at conflict with the sustainability objectives contained within the National Planning Policy Framework (2012). The application site is within an unsustainable countryside location, outside the defined settlement limits of Kirton in an area that the National Planning Policy Framework (2012) indicates that, inter alia, new isolated homes in the countryside should be avoided unless

there are special circumstances. No case of special circumstances 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 of this area for two dwellings would have a negative visual impact on the character of this part of the open countryside, which is currently viewed as part of the meandering route of the water course and rural road along Drainside South. The introduction of dwellings in this location would create a piecemeal, suburban appearance to the locality and would have an adverse impact on the visual character and the surrounding environment, contrary to Policy G1 of the Boston Local Plan.

The approval of this application would set a precedent for the submission of similar countryside sites elsewhere in Drainside South and 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: Kirtton Parish Council

Application Number:	B/16/0418	Case Officer:	Polly Harris Gorf
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Proposal: Conversion of a public house to 4 apartments, and the erection of 5.no attached 3 storey apartments

Location: New Castle Inn, 36 Fydeall Street, Boston, Lincolnshire, PE21 8LF

Applicant: Mr & Mrs Dhedhi

Decision: GRANT

Decision Date: 07-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number:	B/16/0424	Case Officer:	Trevor Thompson
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Proposal: Retention of existing building/glasshouse and extension to retained building

Location: Bell Brothers Nurseries, Lowfields Road, Benington, Boston, Lincolnshire, PE22 0EE

Applicant: Bell Bros Ltd

Decision: GRANT

Decision Date: 21-Feb-2017

Reason for refusal (if applicable):

Parish: Benington Parish Council
Leverton Parish Council

Application Number:	B/16/0426	Case Officer:	Polly Harris Gorf
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Proposal: Retrospective application for alterations to the roof (variation to permission reference B/15/0490, erection of a single storey rear extension)

Location: 245 Sleaford Road, Boston, Lincolnshire, PE21 7PG

Applicant: Mr Matthew Warsop

Decision: GRANT

Decision Date: 14-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/16/0439

Case Officer: Polly Harris Gorf

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Proposal: Application under s.73(a) to vary Condition1 on planning approval B/14/0038 to enable Holly Lodge to be occupied by any employee of Lincolnshire Firewood and Coal

Location: Holly Lodge and land adjacent to the east, Streetway, Wyberton, Boston, Lincolnshire, PE21 7AH

Applicant: Mr Evan, Jenkins

Decision: GRANT

Decision Date: 24-Feb-2017

Reason for refusal (if applicable):

Parish: Wyberton Parish Council

Application Number: B/16/0440

Case Officer: Trevor Thompson

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Proposal: Installation of a new shop front

Location: 49 Hoppers, Market Place, Boston, Lincolnshire, PE21 6NF

Applicant: Mr James Hopper

Decision: GRANT

Decision Date: 14-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/16/0450

Case Officer: Polly Harris Gorf

Proposal: Proposed demolition of existing dwelling and single garage to be replaced with two storey dwelling
Location: 66, Tytton Lane West, Wyberton, Boston, Lincolnshire, PE21 7HN
Applicant: Mr Carl Batty
Decision: GRANT **Decision Date:** 09-Mar-2017
Reason for refusal (if applicable):
Parish: Wyberton Parish Council
Application Number: B/16/0460 **Case Officer:** Polly Harris Gorf

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Proposal: Replacement shopfront
Location: 16 Boston Target Office, Wide Bargate, Boston, Lincolnshire, PE21 6SR
Applicant: Mr Dave Lake
Decision: REFUSE **Decision Date:** 09-Mar-2017
Reason for refusal (if applicable): The external shutter is an uncharacteristic feature within the Conservation Area, detracting for the setting of the adjacent listed buildings and creating a stark and effectively dead frontage out of trading hours, and fails to preserve or enhance the character of appearance of this part of the conservation area, contrary to Local Plan policy G1, Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. and the provisions of the NPPF.
The approved retention of the roller shutter could, in the opinion of the local planning authority, be perceived as a precedent for other proposals in the immediate vicinity which the authority would then have difficulty in resisting if the considerations of such applications were the same as or similar to these retrospective works.
Parish: Boston Town Area Committee
Application Number: B/16/0461 **Case Officer:** Polly Harris Gorf

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Proposal: Application for advertisement consent for internally illuminated fascia sign onto the shop along with a traditional non-illuminated projecting sign
Location: 16 Boston Target Office, Wide Bargate, Boston, Lincolnshire, PE21 6SR
Applicant: Mr Dave Lake
Decision: REFUSE **Decision Date:** 09-Mar-2017
Reason for refusal (if applicable): The colour, size, internal illumination and design of the shop fascia in conjunction with the materials of the hanging sign are uncharacteristic features within the Conservation Area, detracting for the setting of the adjacent listed buildings, are harmful to the visual amenity of the area and fail to preserve or enhance the character or appearance of this part of the conservation area, contrary to Local Plan policy A1 and the provisions of

the NPPF.

The retention of the fascia signage, in the opinion of the local planning authority, could be perceived as a precedent for other proposals in the immediate vicinity which the authority would then have difficulty in resisting if the considerations of such applications were the same as or similar to these retrospective works.

Parish: Boston Town Area Committee

Application Number: B/16/0462 **Case Officer:** Polly Harris Gorf

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Proposal: Demolition of existing dining area to rear and erection of rear extensions, canopy area and internal alterations to listed building

Location: Thatched Cottage Restaurant, Pools Lane, Sutterton, Boston, Lincolnshire, PE20 2EZ

Applicant: Mr M Chambers Magnum Inns Ltd

Decision: GRANT **Decision Date:** 06-Mar-2017

Reason for refusal (if applicable):

Parish: Sutterton Parish Council

Application Number: B/16/0482 **Case Officer:** Trevor Thompson

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Proposal: Demolition of existing dining area to rear and erection of rear extensions, canopy area and internal alterations to listed building

Location: Thatched Cottage Restaurant, Pools Lane, Sutterton, Boston, Lincolnshire, PE20 2EZ

Applicant: Mr M Chambers Magnum Inns Ltd

Decision: GRANT **Decision Date:** 07-Mar-2017

Reason for refusal (if applicable):

Parish: Sutterton Parish Council

Application Number: B/16/0483 **Case Officer:** Trevor Thompson

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Proposal: Application under s73a to vary condition numbers 18 and 19 of planning permission ref; B/16/0317 (Proposed erection of 30 affordable dwellings, associated access roads, open spaces and attenuation pond), to amend the phasing of the provision of the road ways, to amend the phasing of the provision of road ways

Location: Land to the south of Meadow Way, Old Leake, Boston, Lincolnshire

Applicant: Mr Matthew Spittles

Decision: GRANT

Decision Date: 16-Mar-2017

Reason for refusal (if applicable):

Parish: Old Leake Parish Council

Application Number: B/16/0485

Case Officer: Polly Harris Gorf

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Proposal: Proposed alteration to the entrance lobby as approved under B/16/0028
Location: Ivy's Farm Shop, Villa Lane, Swineshead, Boston, Lincolnshire, PE20 3NG

Applicant: Ms Thompson

Decision: GRANT

Decision Date: 01-Mar-2017

Reason for refusal (if applicable):

Parish: Swineshead Parish Council

Application Number: B/16/0486

Case Officer: Stuart Thomsett

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Proposal: Construction of two storey side extension, single storey rear extension and detached double garage. Construction of front boundary wall
Location: Eight Elms, Rawsons Lane, Fishtoft, Boston, Lincolnshire, PE21 9HT

Applicant: Mr C G and Ms S Taylor and Zaslavska

Decision: GRANT

Decision Date: 07-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee
Fishtoft Parish Council

Application Number: B/16/0490

Case Officer: Trevor Thompson

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Proposal: Change of use and alterations to agricultural barn to form one dwelling (alteration to planning permission B/15/0092), erection of stable block and garage, and construction of manege
Location: The Barns, Aston House, Moat Lane, Old Leake, Boston, Lincolnshire, PE22 9JD

Applicant: Mr & Mrs N Booley

Decision: GRANT **Decision Date:** 15-Mar-2017

Reason for refusal (if applicable):

Parish: Old Leake Parish Council

Application Number: B/16/0493 **Case Officer:** Polly Harris Gorf

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Proposal: Application for advertisement consent for the installation of: 1no. fascia sign and 1no. projecting sign

Location: 5, Strait Bargate, Boston, Lincolnshire, PE21 6EE

Applicant: Mr James Lightowler

Decision: GRANT **Decision Date:** 01-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/16/0495 **Case Officer:** Stuart Thomsett

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Proposal: Installation of a new shop front with roller shutter

Location: 5 Strait Bargate, Boston, Lincolnshire, PE21 6EE

Applicant: Mr Guy Lightowler

Decision: REFUSE **Decision Date:** 03-Mar-2017

Reason for refusal (if applicable):

The proposed shutter is a large expansive feature on a prominent building within the Conservation Area and which when lowered, would obscure any features of the proposed shop front, would detract from the appearance of the property and would fail to preserve or enhance the character or appearance of the Conservation Area as a whole, contrary to Policy G1 of the Boston Borough Local Plan, guidance contained in paragraphs 133-4 of the NPPF and s.72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Parish: Boston Town Area Committee

Application Number: B/16/0496 **Case Officer:** Stuart Thomsett

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Proposal: Removal of the existing shopfront and installation of a new shopfront, together with new tiling to entrance
Location: 49 Market Place, Boston, Lincolnshire, PE21 6NF

Applicant: Mr James Hopper

Decision: GRANT **Decision Date:** 14-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/16/0498 **Case Officer:** Polly Harris Gorf

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Proposal: Change of use of existing managers accommodation at first and second floor to form two separate flats plus external alterations including new door openings, reposition of existing window and extensions to external steel staircase

Location: London Road Bakery, 49 53 London Road, Lincolnshire, PE21 7RB

Applicant: Miss J Dales

Decision: GRANT **Decision Date:** 07-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/16/0500 **Case Officer:** Trevor Thompson

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Proposal: Proposed end extension to the existing warehouse
Location: Sports Bike Shop, Kirton Distribution Park, Wash Road, Kirton, Boston, Lincolnshire, PE20 1QL

Applicant: Mr James Mitchell

Decision: GRANT **Decision Date:** 06-Mar-2017

Reason for refusal (if applicable):

Parish: Kirton Parish Council

Application Number: B/16/0501 **Case Officer:** Stuart Thomsett

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Proposal: Advertisement consent to install internally illuminated sign to proposed ATM
Location: Boston Supermarket, 8 George Street, Boston, Lincolnshire, PE21 8XF
Applicant: Ms Jan Clark
Decision: GRANT **Decision Date:** 23-Feb-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/16/0502 **Case Officer:** Stuart Thomsett

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Proposal: Installation of ATM through existing brickwork
Location: Boston Supermarket, 8 George Street, Boston, Lincolnshire, PE21 8XF
Applicant: Ms Jan Clark
Decision: GRANT **Decision Date:** 23-Feb-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/16/0503 **Case Officer:** Stuart Thomsett

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Proposal: Demolition of derelict workshop and newer extension
Location: Land adjacent to 10 Botolph Street, Boston, Lincolnshire, PE21 6TU
Applicant: Mr Gary Potter, Boston Mayflower Ltd
Decision: PRIOR APPROVAL NOT REQUIRED **Decision Date:** 21-Feb-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/16/0505 **Case Officer:** Stuart Thomsett

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Proposal: Application for retrospective planning permission for the erection of a single storey rear and side extension
Location: 14, Windsor Crescent, Boston, Lincolnshire, PE21 0HY
Applicant: Mrs Renata, Boruseviciene
Decision: GRANT **Decision Date:** 07-Mar-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/16/0507 **Case Officer:** Stuart Thomsett

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Proposal: Application under S192 of the Planning Act for a certificate of lawfulness for a single storey rear garage
Location: 15, Mentmore Gardens, Boston, Lincolnshire, PE21 7TH
Applicant: Mr Clive Dingwall
Decision: REFUSE **Decision Date:** 21-Feb-2017
Reason for refusal (if applicable): The proposed garage extension to the existing garage is not considered to be permitted development in accordance with the provisions of by Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as a result of the overall height of the proposals and the relationship to the boundary of the site exceeding the provisions of Class E.
Parish: Boston Town Area Committee
Application Number: B/17/0003 **Case Officer:** Polly Harris Gorf

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Proposal: Construction of an agricultural store
Location: Dovecote Farm, Mere Drove, Old Leake, Boston, Lincolnshire, PE22 9RJ
Applicant: Mr James Grant, J W Grant
Decision: GRANT **Decision Date:** 17-Mar-2017
Reason for refusal (if applicable):
Parish: Old Leake Parish Council
Application Number: B/17/0005 **Case Officer:** Stuart Thomsett

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Proposal: Removal of two windows (front elevation) and replace with two bow windows
Location: 32 Kings Crescent, Boston, Lincolnshire, PE21 0AP
Applicant: Mrs Julie Woodcock
Decision: GRANT **Decision Date:** 09-Mar-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/17/0006 **Case Officer:** Stuart Thomsett

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Proposal: Retrospective change of use from auction house (sui generis) to chilled and frozen food storage and distribution (Class B8)
Location: Unit 5 and 6 Boston Auction Centre Yew Tree Farm, Punchbowl Lane, Brothertoft, Boston, Lincolnshire, PE20 3SD
Applicant: Mr Richard Townsend
Decision: GRANT **Decision Date:** 28-Feb-2017
Reason for refusal (if applicable):
Parish: Brothertoft Parish Council
Application Number: B/17/0007 **Case Officer:** Stuart Thomsett

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Proposal: Construction of a single storey rear extension
Location: 18, Granville Avenue, Wyberton, Boston, Lincolnshire, PE21 7BY
Applicant: Miss S Dixon
Decision: GRANT **Decision Date:** 28-Feb-2017
Reason for refusal (if applicable):
Parish: Wyberton Parish Council
Application Number: B/17/0008 **Case Officer:** Stuart Thomsett

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Proposal: Change of use of existing commercial unit to Gymnastic Training Centre (Class D2)
Location: B O S S C A T, Lealand Way, Boston, Lincolnshire, PE21 7SW
Applicant: Miss Rudi Wall
Decision: GRANT **Decision Date:** 21-Feb-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/17/0011 **Case Officer:** Stuart Thomsett

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Proposal: Rear single storey extension and first floor balcony extension
Location: The Firs, West End Road, Wyberton, Boston, Lincolnshire, PE21 7LL
Applicant: Mr Alistair Arundell
Decision: GRANT **Decision Date:** 06-Mar-2017
Reason for refusal (if applicable):
Parish: Wyberton Parish Council
Application Number: B/17/0012 **Case Officer:** Stuart Thomsett

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Proposal: Application under s.73a for the variation of condition 2 on planning approval B/16/0195 (Construction of extension to the existing facility to provide: * Temperature controlled storage (chilled and frozen) * A new meat cutting, production and packing facility (meat products) * Additional loading docks and covered area * Additional office and amenity space) to provide further extensions
Location: Pilgrim Foodservices Ltd, Marsh Lane, Boston, Lincolnshire, PE21 7SJ
Applicant: Pilgrim Foodservices Ltd
Decision: GRANT **Decision Date:** 07-Mar-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/17/0014 **Case Officer:** Stuart Thomsett

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Proposal: Construction of extensions and alterations to salon
Location: 14 Jayne Rush Hair and Beauty, Station Road, Kirton, Boston, Lincolnshire, PE20 1EE

Applicant: Mrs Jayne Rush

Decision: GRANT **Decision Date:** 10-Mar-2017

Reason for refusal (if applicable):

Parish: Kirton Parish Council

Application Number: B/17/0015 **Case Officer:** Trevor Thompson

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Proposal: Erection of a two storey rear extension
Location: 180, London Road, Wyberton, Boston, Lincolnshire, PE21 7HQ

Applicant: Mr Steve Barsby

Decision: GRANT **Decision Date:** 27-Feb-2017

Reason for refusal (if applicable):

Parish: Wyberton Parish Council

Application Number: B/17/0016 **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 'Buffhams Farm' Silt Pit Lane independently of Ensmore Farms, since 16 Aug 2006, is lawful
Location: Buffhams Farm, Silt Pit Lane, Wyberton, Boston, Lincolnshire, PE21 7AG

Applicant: Mr Ian Court

Decision: REFUSE **Decision Date:** 14-Mar-2017

Reason for refusal

(if applicable): Insufficient information has been submitted to demonstrate that the use of the site for a dwelling, yard and garden independent of Ensmore Farm is lawful. The written documentary evidence submitted by the applicant indicates that all or some of the land may have been used for residential use for a period of time. However, the supporting evidence does not provide sufficient, precise, clear or unambiguous evidence that the primary use of the site is a domestic use as a dwelling, yard and garden and has been undertaken since 16 August 2006 (or for a period of more than 10 years before the date of this application). Furthermore, evidence in the public realm, in the form of Google Earth satellite photographs of the land in 2007, conflicts with the applicants version of events. It is therefore concluded, that on the balance of probability that a certificate for the lawful use of

the site as dwelling, yard and garden use cannot be issued.

Parish: Wyberton Parish Council

Application Number: B/17/0017 **Case Officer:** Polly Harris Gorf

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Proposal: Construction of first floor extension
Location: 38, Wing Drive, Boston, Lincolnshire, PE21 0NT

Applicant: Mr & Mrs Castle

Decision: GRANT **Decision Date:** 28-Feb-2017

Reason for refusal (if applicable):

Parish: Fishtoft Parish Council

Application Number: B/17/0018 **Case Officer:** Stuart Thomsett

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Proposal: Erection of dormer style rear extension at first floor level
Location: The Lodge, Main Road, Wrangle, Boston, Lincolnshire, PE22 9AN

Applicant: Mr & Mrs Colin Vaughan

Decision: GRANT **Decision Date:** 03-Mar-2017

Reason for refusal (if applicable):

Parish: Wrangle Parish Council

Application Number: B/17/0020 **Case Officer:** Stuart Thomsett

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Proposal: Proposed two storey extension to front elevation and replacement single storey rear extension

Location: 28 Manor Gardens, BOSTON, Lincolnshire, PE21 6JG

Applicant: Mr & Mrs Clements

Decision: GRANT **Decision Date:** 10-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0021 **Case Officer:** Stuart Thomsett

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Proposal: Construction of one detached two storey house & detached garage, with new access to the public highway

Location: Vacant building plot., Plot B, Land adjacent 34, King Johns Road, Swineshead, BOSTON, PE20 3NR

Applicant: Mr & Mrs Neil Rayson

Decision: GRANT **Decision Date:** 16-Mar-2017

Reason for refusal (if applicable):

Parish: Swineshead Parish Council

Application Number: B/17/0022 **Case Officer:** Stuart Thomsett

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Proposal: Removal of advertising on West Street elevation and car park elevation and implement new signage

Location: West End Cinema, 32-44 West Street, Boston, Lincolnshire, PE21 8QH

Applicant: Mr James Collington

Decision: GRANT **Decision Date:** 02-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0023 **Case Officer:** Stuart Thomsett

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Proposal: Removal of existing cladding and reclad on West Street elevation and car park elevation

Location: West End Cinema, 32-44 West Street, Boston, Lincolnshire, PE21 8QH

Applicant: Mr James Collington

Decision: GRANT **Decision Date:** 03-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0024 **Case Officer:** Stuart Thomsett

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Proposal: Erection of two storey front and side extension to existing dwelling
Location: 87, Dennis Estate, Kirton, Boston, Lincolnshire, PE20 1HF
Applicant: Mr J Hudson
Decision: GRANT **Decision Date:** 09-Mar-2017
Reason for refusal (if applicable):
Parish: Kirton Parish Council
Application Number: B/17/0025 **Case Officer:** Stuart Thomsett

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Proposal: Construction of single storey side extension
Location: 5, Birch Close, Wyberton, Boston, Lincolnshire, PE21 7AL
Applicant: Mr M Walling
Decision: GRANT **Decision Date:** 09-Mar-2017
Reason for refusal (if applicable):
Parish: Wyberton Parish Council
Application Number: B/17/0028 **Case Officer:** Stuart Thomsett

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Proposal: Application for the approval of reserved matters for the construction of 9 dwellings including access, appearance, layout, landscaping and scale following the grant of outline planning permission for residential development ref; B/16/0099 plus the discharge of conditions 4 (surface water drainage) and 7 (landscaping) attached to B/16/0099
Location: Land between Bungley Lane and West End Road, Kirton, Boston
Applicant: Mr S & P Clarke, SPC Developments Ltd
Decision: GRANT **Decision Date:** 16-Mar-2017
Reason for refusal (if applicable):
Parish: Frampton Parish Council
Kirton Parish Council
Application Number: B/17/0030 **Case Officer:** Stuart Thomsett

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Proposal: External alterations to existing office block plus side extension
Location: FRESHTIME, Marsh Lane, Boston, Lincolnshire, PE21 7SZ

Applicant: Mr P Faulkner

Decision: GRANT

**Decision
Date:**

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

Parish: Boston Town Area Committee

**Application
Number:** B/17/0032

**Case
Officer:** Trevor Thompson

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Proposal: Construction of first floor side extension over existing garage
Location: 63, Rider Gardens, Fishtoft, Boston, Lincolnshire, PE21 0BN

Applicant: Mr Scott Stevenson

Decision: GRANT

**Decision
Date:** 28-Feb-2017

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

Parish: Fishtoft Parish Council

**Application
Number:** B/17/0034

**Case
Officer:** Stuart Thomsett

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Proposal: Application for prior approval for proposed change of use from agricultural building to a dwelling house (Class C3) and for associated operational development

Location: Agricultural Building, The Farm yard, Mill Lane, Kirton End, Boston, Lincolnshire, PE20 1PB

Applicant: Messr C & J Woods

Decision: REFUSE

**Decision
Date:** 13-Mar-2017

Reason for refusal

(if applicable): The proposed development includes the construction of a concrete slab and the permitted development right is not intended to include the construction of new structural elements. The Council considers that there is a lack of convincing evidence that the conversion would not require new structural elements such as a concrete slab constructed as the new floor of the barn to be converted. Consequently the Council considers that these would not be qualifying building operations for the purposes of Q(b) and therefore Prior Approval is hereby refused under Part 3 Class Q of the Town and Country (General Permitted Development) Order (2015).

Parish: Kirton Parish Council

**Application
Number:** B/17/0035

**Case
Officer:** Stuart Thomsett

Proposal: Application for works to trees subject to TPO to include:
Tree 1 - Horse Chestnut - crown reduction by 8m
Tree 2 - Horse Chestnut - crown reduction by 8m
Tree 3 - Beech - crown reduction by 8m
Tree 4 - Lime - Pollard to 9m from ground level
Tree 5 - Beech - crown reduction by 8m
Tree 6 - Horse Chestnut - crown reduction by 8m

Location: 16, Witham Bank West, Boston, Lincolnshire, PE21 8PU

Applicant: Mrs Buyukaraca

Decision: TREE PRESERVATION ORDER NOT ISSUED **Decision Date:** 16-Mar-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0038 **Case Officer:** Stuart Thomsett

Proposal: Replacement of existing softwood gazebo with a larger oak gazebo

Location: Mahoneys Point, The Fairways, Kirton, Boston, Lincolnshire, PE20 1HA

Applicant: Mr & Mrs Beck

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

Reason for refusal (if applicable):

Parish: Frampton Parish Council
Kirton Parish Council

Application Number: B/17/0039 **Case Officer:** Stuart Thomsett

Proposal: Construction of two storey side extension and pitched roof to garage

Location: 55, Brand End Road, Butterwick, Boston, Lincolnshire, PE22 0JD

Applicant: Mr K Bruce

Decision: GRANT **Decision Date:** 14-Mar-2017

Reason for refusal (if applicable):

Parish: Butterwick Parish Council

Application Number: B/17/0043 **Case Officer:** Stuart Thomsett

Proposal: County Matters Consultation for the installation of services and related structures ancillary to the renewable power plant approved under LCC Ref. No. B/0203/16 and comprising (1) a Fire Water Tank (2) a Fire Water Pump House (3) a Diesel Tank (4) an Emergency Generator (5) Transformer (6) DNO Cabinet

Location: Riverside Industrial Estate, Marsh Lane, Lincolnshire, PE21 7SJ

Applicant: Lincolnshire County Council

Decision: NO OBJECTIONS **Decision Date:** 23-Feb-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0046 **Case Officer:** Stuart Thomsett

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Proposal: County Matters Consultation for 1m x 12m vehicle service pit

Location: Envirotyre UK Ltd, Reed Point, Spalding Road, Sutterton, Boston, Lincolnshire, PE20 2EW

Applicant: Lincolnshire County Council

Decision: NO OBJECTIONS **Decision Date:** 24-Feb-2017

Reason for refusal (if applicable):

Parish: Sutterton Parish Council

Application Number: B/17/0048 **Case Officer:** Stuart Thomsett

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Proposal: County Matters Consultation to vary condition 3 of planning permission B/16/0435 ((variation of condition 2 of planning permission B/16/0203 (Approved Documents and plans)) to allow for refuse derived fuel to be used as a feedstock at the plant in addition to waste wood

Location: Riverside Industrial Estate, Marsh Lane, Lincolnshire, PE21 7SJ

Applicant: Lincolnshire County Council

Decision: NO OBJECTIONS **Decision Date:** 23-Feb-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0051 **Case Officer:** Stuart Thomsett

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Proposal: Application subject to S.211 for works to trees in a conservation area, to include;

Location: T3 (Lilac) T4 (Hazel) & T5 (Fig) - Fell
T6 & T7 (Sycamore) - Shorten Lateral branches by 3m
5, Irby Street, Boston, Lincolnshire, PE21 8SA

Applicant: Mr N Turner

Decision: TREE PRESERVATION **Decision** 16-Mar-2017
ORDER NOT ISSUED **Date:**

Reason for refusal
(if applicable):

Parish: Boston Town Area Committee

Application B/17/0067 **Case** Stuart Thomsett
Number: **Officer:**

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