

BOSTON BOROUGH COUNCIL

**DELEGATED DECISION LIST FOR PERIOD
24 APRIL 2017 TO 26 May 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/15/0266 (Application for the approval of reserved matters relating to the erection of 140 dwellings including appearance, landscaping, layout and scale) to make amendments to the brick types on plots 120-140 and 60-72

Location: Land west of Boston Road, Kirton, Boston, Lincolnshire, PE20 1ES

Applicant: Miss Hannah Albans, Persimmon Homes

Decision: Approved Non-material Amendments **Decision Date:** 28-Apr-2017

Reason for refusal (if applicable):

Parish: Kirton Parish Council

Application Number: B/15/0266/NMA **Case Officer:** Stuart Thomsett

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Proposal: Application under s.96a for a non material amendment to approval B/16/0473 (Application under s.73 to vary Condition 8 of Planning Approval B/15/0189 to vary the previously approved drawings) to provide brick detailing rather than fascia boards on the gables on all plots

Location: Dagers Drawn, Station Road, Swineshead, Boston, Lincolnshire, PE20 3NZ

Applicant: Mr Robert Spenceley, D & R Property Services Ltd

Decision: Approved Non-material Amendments **Decision Date:** 10-May-2017

Reason for refusal (if applicable):

Parish: Swineshead Parish Council

Application Number: B/16/0473/NMA **Case Officer:** Trevor Thompson

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Proposal: Outline planning application for eight dwellings with consideration given to access, layout and scale (appearance and landscaping are reserved matters for later consideration) with new access and associated works
Location: Land Adjacent Owl Cottage, Shore Road, Freiston, Boston, PE22 0NH

Applicant: Mr R Hardy

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

Reason for refusal

(if applicable): The proposed development will have a major adverse effect upon the setting of grade I and grade II* listed buildings to the west of the site by virtue of the siting and layout of the proposed housing scheme which will be contrary to s.66 of the Planning (Listed Buildings and Conservation Areas) Act and paragraphs 132 to 134 of the National Planning Policy Framework 2012. Paragraph 14 of the Framework advises that where the development plan is out of date permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole, or, specific policies in the Framework indicate development should be restricted. These policies also relate to designated heritage assets. Whilst the contribution this proposal would make to housing provision in the district and the limited economic benefits weigh to some extent in favour of the development, the significant harm to these listed buildings would far outweigh any identified benefits. This development is therefore not a sustainable form of development.

The application site is outside the village envelope of Freiston as defined in the Local Plan and within an area defined as 'countryside'. This development will extend the built up area of the village further along Shore Road into countryside, creating an urban environment which would lead to inappropriate development along this narrow rural road. The resultant effect would erode the character of the countryside and open rural landscape. This scheme will therefore promote unsustainable pattern of development in this area and the benefits of the development would be significantly and demonstrably outweighed. The application is therefore contrary to the objectives of Local Plan policies G1 and G2 and the environmental and social dimensions of sustainable development as contained within the National Planning Policy Framework (2012).

Parish: Freiston Parish Council

Application Number: B/16/0481 **Case Officer:** Trevor Thompson

Proposal: Alteration and extensions of dwelling and attached storage building to form two flats (class C3)

Location: Archers, North End Stores, North End, Swineshead, Lincolnshire

Applicant: Mr Wayne Phoenix

Decision: GRANT **Decision Date:** 25-May-2017

Reason for refusal

(if applicable):

Parish: Swineshead Parish Council

Application Number: B/16/0504 **Case Officer:** John Taylor

Proposal: Change of use from agricultural Dutch barn to log storage and use of log splitting machinery in outside yard area
Location: 107, Holly Cottage, Sea Lane, Butterwick, Boston, Lincolnshire, PE22 0HN

Applicant: Mr Christopher Flatters

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

Reason for refusal (if applicable):

Parish: Butterwick Parish Council

Application Number: B/17/0004 **Case Officer:** Polly Harris Gorf

Proposal: Application under s96a for a non material amendment to approval B/17/0050 (Change of use from stable living accommodation to holiday let) to make amendments to the ground floor plan to increase the number of rooms

Location: The Coach House, Drayton House, Golden Grove, Swineshead, Boston, Lincolnshire, PE20 3JY

Applicant: Mrs Louna Day

Decision: Approved Non-material Amendments **Decision Date:** 11-May-2017

Reason for refusal (if applicable):

Parish: Swineshead Parish Council

Application Number: B/17/0050/NMA **Case Officer:** Polly Harris Gorf

Proposal: The construction of four timber stables and a feed room, built upon & secured down to a 6inch concrete pad

Location: Ashton House, Skeldyke Road, Kirton, Boston, Lincolnshire, PE20 1LU

Applicant: Miss Marie Cosgrove

Decision: GRANT **Decision Date:** 08-May-2017

Reason for refusal (if applicable):

Parish: Kirton Parish Council

Application Number: B/17/0070 **Case Officer:** Stuart Thomsett

Proposal: Demolition of outbuilding and construction of a pair of semi-detached two storey dwellings
Location: 10 Nikita, South End, Boston, Lincolnshire, PE21 6JX
Applicant: Tidy Rentals
Decision: GRANT **Decision Date:** 10-May-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/17/0084 **Case Officer:** Trevor Thompson

Proposal: Erection of a two storey side extension and single storey rear extensions plus garage conversion
Location: 93, Pilley Lane, Boston, Lincolnshire, PE21 9RA
Applicant: Mr Rob Jeynes
Decision: GRANT **Decision Date:** 28-Apr-2017
Reason for refusal (if applicable):
Parish: Fishtoft Parish Council
Application Number: B/17/0089 **Case Officer:** Stuart Thomsett

Proposal: Erection of detached dwelling and associated works variation of B/14/0337
Location: Land adjacent to Fair View, Laceys Lane, Leverton, Boston, Lincolnshire, PE22 0BD
Applicant: Simon Young & Charlotte Smith
Decision: GRANT **Decision Date:** 25-Apr-2017
Reason for refusal (if applicable):
Parish: Leverton Parish Council
Application Number: B/17/0090 **Case Officer:** Polly Harris Gorf

Proposal: Outline application with all matters reserved for the erection of 1 no two storey dwelling
Location: Land adjacent to 29, Pettit Way, Boston, Lincolnshire, PE21 0LU
Applicant: Mr David Dawson
Decision: GRANT **Decision Date:** 03-May-2017
Reason for refusal (if applicable):
Parish: Fishtoft Parish Council
Application Number: B/17/0094 **Case Officer:** Trevor Thompson

Proposal: Extend 2 No. existing steel framed agricultural buildings to provide open fronted cover-ways
Location: Willoughby House, Willoughby Hills Road, Fishtoft, Boston, Lincolnshire, PE21 9SA
Applicant: Mr Richard Hardy
Decision: GRANT **Decision Date:** 28-Apr-2017
Reason for refusal (if applicable):
Parish: Fishtoft Parish Council
Application Number: B/17/0095 **Case Officer:** Stuart Thomsett

Proposal: Change of use of part of the basement from storage & emergency control centre to leisure use (Lazer Quest)
Location: Old County Hall, Church Close, Boston, Lincolnshire, PE21 6NA
Applicant: Mr Paul Wilkinson
Decision: WITHDRAWN APPLICATION **Decision Date:** 23-May-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/17/0097 **Case Officer:** Polly Harris Gorf

Proposal: Application under s.73a for the variation of condition 2 on planning approval B/15/0469 (Demolition of double garage and erection of a dwelling house) to allow the re-sitting of the approved dwelling

Location: 132, Woodville Road, Boston, Lincolnshire, PE21 8BT

Applicant: Mr Steve Epton, Yarborough Developments Ltd

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

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0099 **Case Officer:** Trevor Thompson

Proposal: Application for advertisement consent for display of replacement external car dealership and forecourt signs:-

- * 2 no. illuminated fascia signs
- * 1 no. wall panel with illuminated star
- * 1 no. illuminated pylon sign
- * 1 no. illuminated gateway sign
- * 1 no. non-illuminated entrance sign
- * 4 no. non-illuminated icon signs
- * 1 no. illuminated information sign

Location: Mercedes Benz, Boardsides, Wyberton Fen, Boston, Lincolnshire, PE21 7NU

Applicant: Mercedes-Benz UK

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

Reason for refusal (if applicable):

Parish: Wyberton Parish Council

Application Number: B/17/0102 **Case Officer:** Stuart Thomsett

Proposal: Change of Use of existing restaurant to 1no restaurant (Class A3 use) and takeaway (Class A3 & A5 use) and 1no takeaway (Class A5 use), including alterations to the shop front, rear single storey extension and the inclusion of 1no additional extraction flue. Conversion of the existing first and second floor flat to 4no 1 bedroom flats, requiring extensions to create additional living space and protected stair access

Location: 110 112 Star of India, West Street, Boston, Lincolnshire, PE21 8QN

Applicant: T Hussain

Decision: GRANT **Decision Date:** 08-May-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0104

Case Officer: Polly Harris Gorf

Proposal: Removal of existing 10ft high conifer hedge and erection of a 6ft interwoven fence

Location: 1, Rimington Road, Fishtoft, Boston, Lincolnshire, PE21 0QU

Applicant: Mr & Mrs Jeremy and Patricia Eyeons

Decision: GRANT

Decision Date: 08-May-2017

Reason for refusal (if applicable):

Parish: Fishtoft Parish Council

Application Number: B/17/0105

Case Officer: Stuart Thomsett

Proposal: Advertisement consent for vinyl signage

Location: Tesco, Westbridge Road, Wyberton, Boston, Lincolnshire, PE21 7JD

Applicant: Tesco Store LTD

Decision: GRANT

Decision Date: 17-May-2017

Reason for refusal (if applicable):

Parish: Wyberton Parish Council

Application Number: B/17/0106

Case Officer: Polly Harris Gorf

Proposal: Installation of dry cleaning, key cutting, shoe & watch repairs pod on Tesco premises and resiting of two parking spaces

Location: Tesco, Westbridge Road, Wyberton, Boston, Lincolnshire, PE21 7JD

Applicant: Tesco Store LTD

Decision: GRANT

Decision Date: 17-May-2017

Reason for refusal (if applicable):

Parish: Wyberton Parish Council

Application Number: B/17/0107

Case Officer: Polly Harris Gorf

Proposal: Erection of a single storey rear extension
Location: Ivy House, Sutterton Drive, Amber Hill, Boston, Lincolnshire, PE20 3RF
Applicant: Mr & Ms Woods & Scott
Decision: GRANT **Decision Date:** 10-May-2017
Reason for refusal (if applicable):
Parish: Amber Hill Parish Council
Application Number: B/17/0110 **Case Officer:** Stuart Thomsett

Proposal: Construction of a two storey 4 bedroom detached house with attached garage and new driveway from existing access
Location: Off Somerset Court, Boston, Boston, Lincolnshire, PE21 8NB
Applicant: Mr David Haworth
Decision: GRANT **Decision Date:** 23-May-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/17/0111 **Case Officer:** Trevor Thompson

Proposal: Application for change of use from field to private manege associated with the dwelling know as 'Silt Pit Farm House'
Location: Silt Pit Farm House, Silt Pit Lane, Wyberton, Boston, Lincolnshire, PE21 7AG
Applicant: Mr P Dhillon
Decision: GRANT **Decision Date:** 08-May-2017
Reason for refusal (if applicable):
Parish: Wyberton Parish Council
Application Number: B/17/0112 **Case Officer:** Stuart Thomsett

Proposal: Erection of balcony and door entrance, together with external decoration of the rear outshut.
Location: 76, Spilsby Road, Boston, Lincolnshire, PE21 9NS
Applicant: Mr James Duffy
Decision: GRANT **Decision Date:** 24-May-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/17/0113 **Case Officer:** Polly Harris Gorf

Proposal: Listed Building consent for the erection of a balcony and door entrance
Location: 76, Spilsby Road, Boston, Lincolnshire, PE21 9NS
Applicant: Mr James Duffy
Decision: GRANT **Decision Date:** 24-May-2017
Reason for refusal (if applicable):
Parish: Boston Town Area Committee
Application Number: B/17/0114 **Case Officer:** Polly Harris Gorf

Proposal: Outline Planning Application for the construction of 1no. dwelling including access with all matters reserved for later approval
Location: Land to the South of Church Lane, Swineshead, Boston, Lincolnshire, PE20 3JA
Applicant: Mr & Mrs Neil Fountain
Decision: GRANT **Decision Date:** 24-May-2017
Reason for refusal (if applicable):
Parish: Swineshead Parish Council
Application Number: B/17/0122 **Case Officer:** Trevor Thompson

Proposal: Erection of a 3 bay extension to the existing workshop
Location: H H Adkins Contractors Ltd, Wyberton West Road, Boston, Lincolnshire, PE21 7JU

Applicant: Mr Martin Pape

Decision: GRANT **Decision Date:** 17-May-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0124 **Case Officer:** Polly Harris Gorf

Proposal: Proposed demolition of garages and erection of a two storey coach house comprising a two bedroom maisonette with parking and an office
Location: Land to the rear of 143 Norfolk Street, Grand Sluice Lane, Boston , PE21 9HL

Applicant: Mrs Heather Dolan

Decision: GRANT **Decision Date:** 24-May-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0126 **Case Officer:** Polly Harris Gorf

Proposal: Erection of single storey front and first floor side extensions
Location: 210 Sleaford Road, Boston, Lincolnshire, PE21 7PG

Applicant: Mr Chris Chapman

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

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0128 **Case Officer:** Stuart Thomsett

Proposal: Application for prior notification of agricultural development consisting of

Location: an extension to an existing agricultural building
Anderson, Ferry Lane, Brothertoft, Boston, Lincolnshire, PE20 3SR

Applicant: Mr Richard Milburn

Decision: PRIOR APPROVAL NOT REQUIRED **Decision Date:** 08-May-2017

Reason for refusal (if applicable):

Parish: Brothertoft Parish Council

Application Number: B/17/0129 **Case Officer:** Trevor Thompson

Proposal: Application for a Lawful Development Certificate to confirm that the erection of a detached outbuilding and the installation of an RSJ in the rear wall of the existing garage, to give access to the new building, together with a 2.0m high wall is lawful

Location: 15, Mentmore Gardens, Boston, Lincolnshire, PE21 7TH

Applicant: Mr Clive Dingwall

Decision: GRANT **Decision Date:** 24-May-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0133 **Case Officer:** Polly Harris Gorf

Proposal: Erection of a single storey extension to rear elevation
Location: 63, Maple Road, Fishtoft, Boston, Lincolnshire, PE21 0BZ

Applicant: Mr Marriot

Decision: GRANT **Decision Date:** 18-May-2017

Reason for refusal (if applicable):

Parish: Fishtoft Parish Council

Application Number: B/17/0134 **Case Officer:** Stuart Thomsett

Proposal: Application for Prior Approval for a proposed single storey rear extension

4.53m (L) x 6.78m (W), maximum height of 3.97m, with an eaves height of 2.9m

Location: Bramley House, Wainfleet Road, Boston, Lincolnshire, PE21 9RW

Applicant:

Decision: PRIOR APPROVAL NOT REQUIRED **Decision Date:** 17-May-2017

Reason for refusal (if applicable):

Parish: Fishtoft Parish Council

Application Number: B/17/0135 **Case Officer:** Rachael Vamplew

Proposal: Application for a Lawful Development Certificate to confirm that the continued occupation of Cherry Blossom Farm contrary to Condition 3 (agricultural habitation condition) attached to planning permission B21/0611/95 is lawful

Location: Cherry Blossom Farm, Cragmire Lane, Wrangle, Boston, Lincolnshire, PE22 9DZ

Applicant: Ms Shirley Wadsworth

Decision: GRANT **Decision Date:** 17-May-2017

Reason for refusal (if applicable):

Parish: Wrangle Parish Council

Application Number: B/17/0136 **Case Officer:** Stuart Thomsett

Proposal: Erection of a rear single storey extension
Location: 24, Linley Drive, Boston, Lincolnshire, PE21 7EJ

Applicant: Mr Nick Watson

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

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0145 **Case Officer:** Stuart Thomsett

Proposal: Erection of a single storey rear extension and first floor extension above existing garage. Construction of porch and single storey extension to garage

Location: 25, Welland Road, Boston, Lincolnshire, PE21 7PY

Applicant: Mr Steve Good

Decision: GRANT

Decision Date: 15-May-2017

Reason for refusal (if applicable):

Parish: Boston Town Area Committee

Application Number: B/17/0146

Case Officer: Stuart Thomsett

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