

# BOSTON BOROUGH COUNCIL

## DELEGATED DECISION LIST FOR PERIOD 19 FEBRUARY 2018 TO 16 MARCH 2018 - FOR NOTING

**SUBJECT:** PLANNING APPLICATIONS AND RELATED MATTERS

**REPORT BY:** INTERIM DEVELOPMENT MANAGER

**Proposal:** Application to have details approved relating to condition 7 (Closure report) of planning permission B/14/0426 (Demolition of 5 garages and erection of 2 no. dwellings)

**Location:** 2, Pulvertoft Lane, Boston, Lincolnshire, PE21 8TB

**Applicant:** Mr A McCloughlin, Happy Rainbow Homes Ltd

**Decision:** CONDITION DISCHARGE      **Decision Date:** 12-Mar-2018

**Application Number:** B/14/0426/CD2      **Case Officer:** John Taylor

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**Proposal:** Application under s96a for a non material amendment to approval B/15/0107 (Erection of eight detached and semi detached dwellings including new individual and shared accesses) to make amendments to condition 8 (Surface water drainage). The amendments relate to the timescales for the submission of the surface water drainage scheme

**Location:** Land on the south side of, Horseshoe Lane, Kirton, Boston, Lincs

**Applicant:** Mrs Y Landau, Gemini Property Ventures Ltd

**Decision:** Approved Non-material Amendments      **Decision Date:** 08-Mar-2018

**Parish:** Kirton Parish Council

**Application Number:** B/15/0107/NMA      **Case Officer:** Trevor Thompson

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**Proposal:** Application to have details approved relating to condition 10 (Construction management plan) of planning permission B/16/0106 (Construction of 86 dwellings plus roads, public open space and associated works)

**Location:** Land north of Puritan Way, Boston, Lincolnshire

**Applicant:** D Brown Building Contractors Ltd

**Decision:** CONDITION DISCHARGE      **Decision Date:** 08-Mar-2018

**Application Number:** B/16/0106/CD1      **Case Officer:** Trevor Thompson

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**Proposal:** Application to have details approved relating to condition 3 (Archaeological report) of planning permission B/16/0106 (Construction of 86 dwellings plus roads, public open space and associated works)  
**Location:** Land north of Puritan Way, Boston, Lincolnshire  
**Applicant:** D Brown Building Contractors Ltd, c/o Waterloo Housing Group  
**Decision:** CONDITION DISCHARGE      **Decision Date:** 08-Mar-2018  
**Parish:** Boston Town Area Committee  
**Application Number:** B/16/0106/CD2      **Case Officer:** Trevor Thompson

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**Proposal:** Application to have approved details relating to condition 2 (Affordable Housing) of planning permission B/16/0137 to allow details of an affordable housing plan to be submitted prior to the construction of the 40th dwelling house  
**Location:** Land west of Boston Road, Kirton, Boston, Lincolnshire, PE20 1ES  
**Applicant:** Mrs Anne Dew, Persimmon Homes  
**Decision:** WITHDRAWN APPLICATION      **Decision Date:** 01-Mar-2018  
**Parish:** Kirton Parish Council  
**Application Number:** B/16/0137/CD1      **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of 2 no. semi-detached two bedroomed bungalows  
**Location:** 6A, Priory Road, Fishtoft, Boston, Lincolnshire, PE21 0RA  
**Applicant:** Mr R Brewitt  
**Decision:** REFUSE      **Decision Date:** 15-Mar-2018

**Reason for refusal:**  
The application proposals are considered contrary to Boston Local Plan Policies G1 Amenity, and H2 Parts 2,3 and 4 , and Policy H3 Parts 1,2,and 4 due largely to the mismatch of the scale of the proposed development in relation to the size of the actual site. This mismatch in scale has led to a series of issues including the safety and usability of the access road, the ability of vehicles to be able to safely manoeuvre, the safety of the proposed dwellings in relation to turning space, the safety of the existing access in to property 6a Priory Rd, the loss of amenity of surrounding residential areas, the very limited garden space proposed, and lack of bin storage space anywhere on the site.

**Parish:** Fishtoft Parish Council  
**Application Number:** B/17/0284      **Case Officer:** Hilary Kernohan

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**Proposal:** Full planning permission for proposed extension to existing stables, proposed hay barn and proposed manure storage  
**Location:** Seven Acres, Skipmarsh Lane, Old Leake, Boston, PE22 9LR

**Applicant:** Mr B E Nuttgens

**Decision:** REFUSE **Decision Date:** 22-Feb-2018

**Reason for refusal**

The application proposals for the extension to 5no domestic stables, would lead to a scheme of over four times the development area of the existing building, without increasing the number of actual stables. This, by virtue of its size, and scale would cause significant visual intrusion on a scale more akin to a commercial /equestrian centre, rather than the domestic facility that it is. The proposals cannot be considered 'essential' development, which is of an appropriate form and scale, as required by policy. Furthermore, the proposed stables extension and the proposed hay barn would have a disparate relationship on opposite sides of the application site, some 83m apart, rather than the buildings being grouped, again as required by policy. The proposed positioning of the buildings would also further increase the visual impact of the proposed development. It is therefore considered that the application is contrary to Adopted Local Plan Policies CO1, CO9 and CO11.

**Parish:** Old Leake Parish Council

**Application:** B/17/0403 **Case:** Hilary Kernohan

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**Proposal:** Application to have details approved relating to condition 3 (Pre-Occupation), 5 (Materials) and 6 (Hard and Soft Landscaping) of planning permission B/17/0427 (Erection of workshop, ancillary store and conversion of existing brick store)

**Location:** Conroy Group Plant Hire Limited, Main Road, Butterwick, Boston, Lincolnshire, PE22 0JN

**Applicant:** Mr Simon Conroy

**Decision:** CONDITION DISCHARGE **Decision Date:** 19-Feb-2018

**Parish:** Butterwick Parish Council

**Application** B/17/0427/CD1 **Case** Hilary Kernohan

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**Proposal:** Change of use to from class B1 (light industrial) to car sales, storage and distribution (sui generis)

**Location:** 2, Abbissgate, Endeavour Way, Sutterton, Boston, Lincolnshire, PE20 2JA

**Applicant:** Newton Press Ltd

**Decision:** GRANT **Decision Date:** 09-Mar-2018

**Parish:** Sutterton Parish Council

**Application Number:** B/17/0431 **Case Officer:** John Taylor

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**Proposal:** Erection of single storey side extension and entrance lobby  
**Location:** Mereside, Station Road, Hubberts Bridge, Boston, Lincolnshire, PE20 3QR

**Applicant:** Mr & Mrs Shaun Tamas

**Decision:** GRANT **Decision Date:** 09-Mar-2018

**Parish:** Frampton Parish Council

**Application Number:** B/17/0450 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of new glasshouse with associated irrigation tanks and storm water attenuation lagoons  
**Location:** Blackjack Nursery, Donington Road, Swineshead, Boston, Lincolnshire, PE20 3HL

**Applicant:** Mr David James

**Decision:** GRANT **Decision Date:** 27-Feb-2018

**Parish:** Kirton Parish Council

**Application Number:** B/17/0456 **Case Officer:** Hilary Kernohan

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**Proposal:** Erection of 2no. Bungalows  
**Location:** Land at Park Lane, Freiston, Lincolnshire

**Applicant:** Greenfinch Homes

**Decision:** GRANT **Decision Date:** 28-Feb-2018

**Parish:** Freiston Parish Council

**Application Number:** B/17/0465 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of new independent behavioural school, forming of new classrooms, workshops, admin offices, staff rooms, social spaces, residential block, external car parking and service space

**Location:** Site opposite Merriman's Lounge and Restaurant (land adjacent to Larrington Trailers), Great Fen Road, Wyberton Fen, Boston, Lincolnshire, PE21 7PB

**Applicant:** Mr Carl Smith, Bridge House Independent School

**Decision:** GRANT **Decision Date:** 15-Mar-2018

**Parish:** Wyberton Parish Council

**Application Number:** B/17/0470 **Case Officer:** Hilary Kernohan

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**Proposal:** Outline application for the erection of 1 no. detached dwelling with all matters reserved for later approval  
**Location:** Land adjacent to Oaklands, Bull Drove, Wrangle, Boston, PE22 9DW  
**Applicant:** Helen Leyland  
**Decision:** REFUSE **Decision Date:** 09-Mar-2018

**Reason for refusal:**

The application site is located within the open countryside and in a highly unsustainable location next to a village which has limited facilities and services for local residents. The allowance of residential development in this location would result in future occupiers of the properties being highly reliant on the use of a motor vehicle to meet their everyday needs. It is therefore considered that this proposal does not meet the social thread of sustainable development and would not promote sustainable patterns of development, contrary to the objectives contained within the National Planning Policy Framework (2012).

**Parish:** Wrangle Parish Council

**Application Number:** B/17/0480 **Case Officer:** Trevor Thompson

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**Proposal:** Application for Prior Approval for change of use from storage and distribution (Class B8) to residential dwelling (Class C3), and replacement of existing double doors on front elevation with a window  
**Location:** 17, Witham Street, Boston, Lincolnshire, PE21 6PU

**Applicant:** Mr Matthew Allen

**Decision:** PRIOR APPROVAL NOT **Decision Date:** 19-Feb-2018  
REQUIRED

**Parish:** Boston Town Area Committee

**Application Number:** B/17/0484 **Case Officer:** John Taylor

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**Proposal:** Erection of first floor side extension with car port underneath  
**Location:** 35 Woodville Road, Boston, Lincolnshire, PE21 8AR

**Applicant:** Mr Luke Christian

**Decision:** GRANT **Decision Date:** 19-Feb-2018

**Parish:** Boston Town Area Committee

**Application Number:** B/17/0492 **Case Officer:** Stuart Thomsett

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**Proposal:** Application under s96a for a non material amendment to approval B/17/0493 to amend roof layout  
**Location:** Marsh Farm, Sea Lane, Wrangle, Boston, Lincolnshire, PE22 9HE  
**Applicant:** Staples Brothers Ltd  
**Decision:** Approved Non-material **Decision** 08-Mar-2018  
Amendments **Date:**  
**Reason for refusal (if applicable):**  
**Parish:** Wrangle Parish Council  
**Application Number:** B/17/0493/NMA **Case Officer:** Trevor Thompson

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**Proposal:** Advertisement consent for a window poster  
**Location:** 77a, High Street, Boston, Lincolnshire, PE21 8TA  
**Applicant:** Mr Hiwa Ghafoor  
**Decision:** GRANT **Decision** 05-Mar-2018  
**Date:**  
**Parish:** Boston Town Area Committee  
**Application Number:** B/17/0498 **Case Officer:** John Taylor

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**Proposal:** Advertisement consent for the erection of 3 no. internally illuminated fascia signs, 1 no. internally illuminated hanging sign, and 1 no. 8m high internally illuminated totem sign  
**Location:** Plot B, The Quadrant, Land off A16, Wyberton, PE21 7TD  
**Applicant:** Mr Burney  
**Decision:** GRANT **Decision** 08-Mar-2018  
**Date:**  
**Parish:** Wyberton Parish Council  
**Application Number:** B/17/0507 **Case Officer:** Trevor Thompson

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**Proposal:** Advertisement consent for the erection of 2 no. internally illuminated fascia signs and 1 no. 8m high internally illuminated totem sign  
**Location:** Plot A, The Quadrant, Land off A16, Wyberton, PE21 7TD  
**Applicant:** Mr Burney  
**Decision:** GRANT **Decision** 08-Mar-2018  
**Date:**  
**Parish:** Wyberton Parish Council  
**Application Number:** B/17/0509 **Case Officer:** Trevor Thompson

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**Proposal:** Alterations and repairs to listed building to facilitate change of use to dwellinghouse  
**Location:** Irby House, Irby Place, Boston, Lincolnshire, PE21 8SE  
**Applicant:** Mr & Mrs Steven Barsby  
**Decision:** GRANT **Decision Date:** 26-Feb-2018  
**Parish:** Boston Town Area Committee  
**Application Case:** B/17/0512 John Taylor

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**Proposal:** Erection of light industrial unit for metal fabrication  
**Location:** 38A Marsh Lane, Riverside Industrial Estate, Boston, PE21 7SJ  
**Applicant:** Mr David Skinner  
**Decision:** REFUSE **Decision Date:** 13-Mar-2018

**Reason for refusal:**

The application conflicts with Conditions 2 and 4 of previous consent B/04/0305 which state that further industrial development cannot use the same access as the consent covered by this reference, and that the consented development should be restricted to B1 uses, due to the potential for noise and nuisance close to residential properties.

Reason: to comply with Policies G1 and ED1 of the saved Boston Local Plan.

**Parish:** Boston Town Area Committee  
**Application Case:** B/17/0514 Hilary Kernohan

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**Proposal:** Outline application for residential development (one plot) with all matters reserved for later approval  
**Location:** 80 Sleaford Road, Boston, Lincolnshire, PE21 8EU  
**Applicant:** Mrs Sarah Watson  
**Decision:** GRANT **Decision Date:** 05-Mar-2018  
**Parish:** Boston Town Area Committee  
**Application Case:** B/17/0517 Trevor Thompson

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**Proposal:** Proposed extension to existing cold store  
**Location:** Fairfield Farm, Blackjack Road, Swineshead, Boston, Lincolnshire, PE20 3HG  
**Applicant:** Mason Bros Transport Ltd  
**Decision:** GRANT **Decision Date:** 05-Mar-2018  
**Parish:** Swineshead Parish Council  
**Application Case:** B/17/0521 Trevor Thompson

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**Proposal:** Change of use from shop (Class A1) to hot food takeaway (Class A5)  
**Location:** 11, Horncastle Road, Lincolnshire, PE21 9BN

**Applicant:** Miss Sandra Slavinskaite

**Decision:** GRANT **Decision Date:** 02-Mar-2018

**Parish:** Boston Town Area Committee

**Application Number:** B/17/0522 **Case Officer:** Stuart Thomsett

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**Proposal:** Application under s.73a for the variation of condition 2 on planning approval B/15/0271 to alter elevations to include louvres and satellite dishes to external walls, and fencing to plant enclosure, and addition of plant equipment design

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

**Applicant:** Mrs Sarah O'Brien

**Decision:** GRANT **Decision Date:** 02-Mar-2018

**Parish:** Wyberton Parish Council

**Application Number:** B/17/0523 **Case Officer:** John Taylor

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**Proposal:** Application under s.73a for the variation of condition 2 on planning approval B/15/0214 in accordance with revised plans

**Location:** Rear of 93 West Street, Boston, Lincolnshire, PE21 8QZ

**Applicant:** Mr Rabbanni

**Decision:** WITHDRAWN APPLICATION **Decision Date:**

**Parish:** Boston Town Area Committee

**Application Number:** B/17/0527 **Case Officer:** John Taylor

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**Proposal:** Erection of front entrance porch

**Location:** Coveris, Lealand Way, Boston, Lincolnshire, PE21 7SW

**Applicant:** Miss Laura Allen

**Decision:** GRANT **Decision Date:** 14-Mar-2018

**Parish:** Boston Town Area Committee

**Application Number:** B/17/0530 **Case Officer:** Stuart Thomsett

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**Proposal:** Demolition of existing derelict dwelling and erection of replacement 4 no. bedroom three storey dwelling  
**Location:** White House, Pinfold Lane, Fishtoft, Boston, Lincolnshire, PE21 0SL  
**Applicant:** Mr & Mrs Bolland  
**Decision:** GRANT **Decision Date:** 08-Mar-2018  
**Parish:** Fishtoft Parish Council  
**Application Number:** B/17/0532 **Case Officer:** Stuart Thomsett

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**Proposal:** Advertisement consent for 8 no. non-illuminated wall mounted panels, 1 no. internally illuminated fascia logo, 1 no. internally illuminated totem and 1 no. non-illuminated letters  
**Location:** Pincushion Inn, 289 London Road, Wyberton, Boston, Lincolnshire, PE21 7DD  
**Applicant:** Co Op Food  
**Decision:** GRANT **Decision Date:** 02-Mar-2018  
**Parish:** Wyberton Parish Council  
**Application Number:** B/17/0535 **Case Officer:** John Taylor

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**Proposal:** Erection of detached single garage  
**Location:** 34, Rowley Road, Boston, Lincolnshire, PE21 6JE  
**Applicant:** Mr Remigius Vitkauskas  
**Decision:** GRANT **Decision Date:** 26-Feb-2018  
**Parish:** Boston Town Area Committee  
**Application Number:** B/18/0001 **Case Officer:** Stuart Thomsett

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**Proposal:** Resubmission of B/17/0130 to remove condition 2 on planning approval B/15/0017 and to remove condition 3 of B16/0606/86 to enable a maximum of 25 caravans to be occupied by agricultural workers for a period of up to three years with the maximum continuous length of stay of any individual worker being limited to 10 months

**Location:** Old Leake Caravan and Leisure Park, Shaw Lane, Old Leake, Boston, Lincolnshire, PE22 9LQ

**Applicant:** M and A White

**Decision:** WITHDRAWN APPLICATION      **Decision Date:** 20-Feb-2018

**Parish:** Old Leake Parish Council

**Application Number:** B/18/0002      **Case Officer:** Hilary Kernohan

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**Proposal:** Erection of single storey rear extension to existing garage, and erection of replacement detached single garage, store and home office

**Location:** Blyton House, Rainwalls Lane, Sutterton, Boston, Lincolnshire, PE20 2ED

**Applicant:** Mr & Ms Buckle and Steel

**Decision:** GRANT      **Decision Date:** 19-Feb-2018

**Parish:** Sutterton Parish Council

**Application Number:** B/18/0003      **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of single storey side extension to form attached garage and vaulted ceiling to bungalow

**Location:** The Bungalow, Laceys Lane, Leverton, Boston, Lincolnshire, PE22 0BD

**Applicant:** Mr Julian Lenton

**Decision:** GRANT      **Decision Date:** 15-Mar-2018

**Parish:** Leverton Parish Council

**Application Number:** B/18/0005      **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of tractor garage

**Location:** Land adjacent to The Bungalow, Sibsey Road, Old Leake, Boston, Lincolnshire, PE22 9QS

**Applicant:** Mr Ricky Blythe

**Decision:** GRANT      **Decision Date:** 13-Mar-2018

**Parish:** Old Leake Parish Council

**Application Number:** B/18/0006      **Case Officer:** Stuart Thomsett

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**Proposal:** Construction of a timber barn style shed enclosing an existing shipping container with an adjoining veranda with oak posts for structure, oak decking and cedar shingle roof  
**Location:** Fallowfields House, Washdyke Lane, Kirton Meeres, Boston PE20 1PW  
**Applicant:** Ms Paula Maxwell  
**Decision:** GRANT **Decision Date:** 09-Mar-2018  
**Parish:** Kirton Parish Council  
**Application Number:** B/18/0007 **Case Officer:** Stuart Thomsett

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**Proposal:** Siting of temporary static caravan to the rear of property to be used as annexe accommodation, for a period of four years  
**Location:** Badgers Holt, Asperton Road, Wigtoft, Boston, Lincolnshire, PE20 2PJ  
**Applicant:** Mr Michael Copestake  
**Decision:** GRANT **Decision Date:** 23-Feb-2018  
**Parish:** Wigtoft Parish Council  
**Application Number:** B/18/0009 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of car port  
**Location:** 47, Greenwood Drive, Boston, Lincolnshire, PE21 9EW  
**Applicant:** Mr George Gibson  
**Decision:** GRANT **Decision Date:** 13-Mar-2018  
**Parish:** Boston Town Area Committee  
**Application Number:** B/18/0013 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of single storey rear extension  
**Location:** 89, Horncastle Road, Boston, Lincolnshire, PE21 9HY  
**Applicant:** Mr Paul Rigby  
**Decision:** GRANT **Decision Date:** 09-Mar-2018  
**Parish:** Boston Town Area Committee  
**Application Number:** B/18/0018 **Case Officer:** Stuart Thomsett

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**Proposal:** Retrospective application for the installation of ATM cash machine into existing elevation  
**Location:** 47 , London Road, Kirton, Boston, PE20 1JE  
**Applicant:** Ms Jan Clark, Notemachine UK Ltd  
**Decision:** GRANT **Decision Date:** 09-Mar-2018  
**Parish:** Kirton Parish Council  
**Application Number:** B/18/0021 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of double garage to side of property, and conservatory to rear of property  
**Location:** Farmhouse, Chapel Road, Old Leake, Boston, Lincolnshire, PE22 9PP  
**Applicant:** Mr Timothy Smith  
**Decision:** GRANT **Decision Date:** 13-Mar-2018  
**Parish:** Old Leake Parish Council  
**Application Number:** B/18/0023 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of 2 no. single storey rear extensions and extension to existing garage  
**Location:** Collis, Drainside South, Kirton, Boston, Lincolnshire, PE20 1PZ  
**Applicant:** Mr Richard Bushnell  
**Decision:** GRANT **Decision Date:** 13-Mar-2018  
**Parish:** Kirton Parish Council  
**Application Number:** B/18/0025 **Case Officer:** Stuart Thomsett

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**Proposal:** Siting of self service parcel locker unit  
**Location:** The Management Suite, 15 Pescod Square, Boston, Lincolnshire, PE21 6QU

**Applicant:** Mr Andrew Pottle, Cushman and Wakefield

**Decision:** GRANT **Decision Date:** 14-Mar-2018

**Parish:** Boston Town Area Committee

**Application Number:** B/18/0027 **Case Officer:** Stuart Thomsett

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**Proposal:** Retrospective application for the erection of portable unit with two rooms  
**Location:** Boston Shopping Park, Horncastle Road, Boston, Lincolnshire

**Applicant:** Mr Eimantas Purlys, East Anglian Simply Textile Ltd

**Decision:** GRANT **Decision Date:** 14-Mar-2018

**Parish:** Boston Town Area Committee

**Application Number:** B/18/0029 **Case Officer:** Stuart Thomsett

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**Proposal:** Erection of single storey extension to the rear of the accident and emergency unit

**Location:** Pilgrim Hospital, Sibsey Road, Boston, Lincolnshire, PE21 9QS

**Applicant:** Mr Steven Cook

**Decision:** GRANT **Decision Date:** 05-Mar-2018

**Parish:** Fishtoft Parish Council

**Application Number:** B/18/0031 **Case Officer:** Trevor Thompson

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