

BOSTON BOROUGH COUNCIL

**DELEGATED DECISION LIST FOR PERIOD
17 APRIL 2018 to 11 MAY 2018 FOR NOTING**

SUBJECT: PLANNING APPLICATIONS AND RELATED MATTERS

REPORT BY: INTERIM DEVELOPMENT MANAGER

Proposal: Application to have details approved relating to condition 3 (Bin storage), 5 (Wall details) and 6 (Lighting scheme) of planning permission B/15/0515 (Conversion of existing Public House into 5 no. apartments and extension to Public House to provide 4 no. apartments)

Location: The Woadman, Church Road, Boston, Lincolnshire, PE21 0LJ

Applicant: Azam, My Home First Ltd

Decision: CONDITION DISCHARGE **Decision Date:** 26-Apr-2018

Parish: Boston Town Area Committee

Application Number: B/15/0515/CD1 **Case Officer:** Trevor Thompson

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Proposal: Application to have details approved relating to condition 15 (Play equipment) of planning permission B/16/0141 (Construction of 66 no dwellings including 11 affordable dwellings, new vehicular access and estate road plus associated infrastructure)

Location: Land off Sibsey Road/Wainfleet Road, Boston, Lincolnshire

Applicant: Mrs Mandy Underwood, Larkfleet Ltd

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

Parish: Fishtoft Parish Council

Application Number: B/16/0141/CD3 **Case Officer:** Trevor Thompson

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Proposal: Application under s93A for a non material amendment to approval B/16/0141 (Construction of 66 no. dwellings including 11 affordable dwellings, new vehicular access and estate road plus associated garages and infrastructure). The amendments relate to the following;

- Condition 2 (listing all approved plans) to enable changes to be made to the approved layout to accommodate the position and easement of an existing pipe that runs through the site. This requires amendments to be made to the design and siting of a number of dwellings, redistribution of house types, re-numbering of plots, alterations to garages plus provision of new electricity sub-station.

Condition 14 (public open spaces) to amend the timescales of the delivery of the public open space.

Condition 15 (play equipment) to enable amendments to be made to the timescales for the delivery of the play equipment.

Location: Land off Sibsey Road/Wainfleet Road, Boston, Lincolnshire

Applicant: Mrs Mandy Underwood

Decision: Approved Non-material Amendments **Decision Date:** 02-May-2018

Parish: Fishtoft Parish Council

Application Number: B/16/0141/NMA **Case Officer:** Trevor Thompson

Proposal: Application to have details approved relating to condition 5 (Landscaping), 14 (Transitional Area) and 19 (Estate Roads and Footpaths) of planning permission B/16/0317 (Proposed erection of 30 affordable dwellings, associated access roads, open spaces and attenuation pond)

Location: Land off Meadow Way, Old Leake

Applicant: Mrs Alison Flemington

Decision: CONDITION DISCHARGE **Decision Date:** 10-May-2018

Parish: Old Leake Parish Council

Application Number: B/16/0317/CD6 **Case Officer:** Lisa Hughes

Proposal: Application to have approved details relating to conditions C6 (Closure Report) and C7 (Method Statement) of Planning permission B/16/0360 (Construction of 17 affordable dwellings (previously 25 affordable dwellings) plus associated infrastructure)

Location: Land at Riverside, Boston, Lincolnshire, PE21 9EJ

Applicant: Mrs Rebecca Archer, Chestnut Homes Ltd

Decision: CONDITION DISCHARGE **Decision Date:** 26-Apr-2018

Parish: Boston Town Area Committee

Application Number: B/16/0360/CD4 **Case Officer:** Trevor Thompson

Proposal: Application to have all details approved relating to condition 3 (Vehicular Access) and part of condition 6 (Hard and Soft Landscaping) of planning permission B/17/0224 (Change of use of vacant land to a touring caravan site (20 caravans) plus excavation of fishing lake, erection of wc/wash facility building, new internal roads and parking areas)

Location: Land at the rear of the Thatched Cottage Restaurant, Pools Lane, Sutterton, Boston, Lincolnshire, PE20 2EZ

Applicant: Mr Murray Chambers, Magnum Inns Ltd

Decision: CONDITION DISCHARGE **Decision Date:** 20-Apr-2018

Parish: Sutterton Parish Council

Application Number: B/17/0224/CD1 **Case Officer:** Trevor Thompson

Proposal: Application to have details approved relating to condition 5 (Construction Management Plan), 6 (Public Open Space), 7 (Landscape Management Plan), 11 (Estate Road and Footways) and 12 (Play Equipment) of planning permission B/17/0362 (Application under s73 for the variation of conditions 1, 2, 6 and 13 attached to approval of reserved matters ref B/16/0457 for the erection of 26 dwellings. The amendments relate to the house type as shown on plots 1 and 19 and associated changes to the layout), and condition 8 (Surface water) of planning permission B/15/0456 (Outline application for residential development (45 dwellings) with all matters reserved)

Location: Land adjacent to London Road/Drainside South, Kirton, Boston, PE20 1JH

Applicant: Richard Reed (Builders) Ltd

Decision: CONDITION DISCHARGE **Decision Date:** 26-Apr-2018

Parish: Kirton Parish Council

Application Number: B/17/0362/CD1 **Case Officer:** Trevor Thompson

Proposal: Erection of a balcony and first floor door entrance
Location: 76, Spilsby Road, Boston, Lincolnshire, PE21 9NS

Applicant: Mr J Duffy

Decision: REFUSE **Decision Date:** 20-Apr-2018

Parish: Boston Town Area Committee

Application Number: B/17/0422 **Case Officer:** Reddy Nallamilli

Proposal: Change of use of land to equestrian use, and erection of 3 no. stables
Location: Fen Cottage, Midgate Lane, Old Leake, Boston, Lincolnshire, PE22 9RP

Applicant: Mr Tim Atkinson

Decision: GRANT **Decision Date:** 04-May-2018

Parish: Old Leake Parish Council

Application Number: B/17/0486 **Case Officer:** Lisa Hughes

Proposal: Erection of two storey side extension to existing industrial unit to provide office and ancillary accommodation following demolition of single storey extension

Location: Reflex Labels, Station Road industrial Estate, Station Road, Swineshead, Boston, Lincolnshire, PE20 3PW

Applicant: Mr Paul Pollard

Decision: GRANT **Decision Date:** 20-Apr-2018

Parish: Swineshead Parish Council

Application Number: B/18/0033 **Case Officer:** Lisa Hughes

Proposal: Certificate of Lawfulness for the existing use of the eastern end of the barn as a residential dwelling

Location: Railway Farm, Hobhole Bank, Old Leake, Boston, Lincolnshire, PE22 9RT

Applicant: Ben Teague

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

Parish: Old Leake Parish Council

Application Number: B/18/0044 **Case Officer:** Lisa Hughes

Proposal: Erection of a horse manege

Location: Slate House Farm, Rainwalls Lane, Sutterton, Boston, Lincolnshire, PE20 2HY

Applicant: Mr George Firth

Decision: GRANT **Decision Date:** 25-Apr-2018

Parish: Sutterton Parish Council

Application Number: B/18/0048 **Case Officer:** Stuart Thomsett

Proposal: Application under s.73 for the removal of condition 2 (Agricultural habitation clause) of planning permission B18/0713/91 (Application for the construction of one dwelling in connection with agriculture)

Location: Eimo, Fendyke End Lane, Benington, Boston, Lincolnshire, PE22 0EE

Applicant: Mr Peter Young

Decision: GRANT **Decision Date:** 08-May-2018

Parish: Benington Parish Council

Application Number: B/18/0051 **Case Officer:** Stuart Thomsett

Proposal: Application for approval of reserved matters (scale, layout, landscaping and appearance) following outline approval B/17/0122 (Outline planning application for the construction of 1no. dwelling including access)

Location: Land to the South of Church Lane, Swineshead, Boston, Lincolnshire, PE20 3JA

Applicant: Mr & Mrs N Fountain

Decision: GRANT **Decision Date:** 08-May-2018

Parish: Swineshead Parish Council

Application Number: B/18/0053 **Case Officer:** Stuart Thomsett

Proposal: Application to have details approved relating to conditions 5, 6, 8 and 9 relating to deemed planning permission under Section 90 (2A) of the Town and Country Planning Act relating to The Boston Barrier Order 2017 No. 1329

Location: Boston Barrier, Boston

Applicant: Mr Simon Bligh, Environment Agency

Decision: CONDITION DISCHARGE **Decision Date:** 26-Apr-2018

Parish: Boston Town Area Committee

Application Number: B/18/0055 **Case Officer:** John Taylor

Proposal: Siting of temporary static caravan to be used as annexe accomodation for a period of five years

Location: Filey Villa, Dowdyke Road, Sutterton, Boston, Lincolnshire, PE20 2LX

Applicant: Mrs E Daniels

Decision: GRANT **Decision Date:** 20-Apr-2018

Parish: Sutterton Parish Council

Application Number: B/18/0061 **Case Officer:** Stuart Thomsett

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Proposal: Conversion of existing outbuilding to form annexe accommodation ancillary to main dwelling

Location: The Old Farm House, Old Main Road, Old Leake, Boston, Lincolnshire, PE22 9HR

Applicant: Mrs Linda Greathead

Decision: GRANT **Decision Date:** 18-Apr-2018

Parish: Old Leake Parish Council

Application Number: B/18/0065 **Case Officer:** Stuart Thomsett

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Proposal: Erection of steel portal framed building for class IV MOT station
Location: Wyberton Cars, Swineshead Road, Frampton Fen, Boston, Lincs, PE20 1SG

Applicant: Mr Chris and Jamie Callahan, Wyberton Car Sales

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

Parish: Frampton Parish Council

Application Number: B/18/0074 **Case Officer:** Stuart Thomsett

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Proposal: Application for Prior Approval for the change of use from agricultural building to residential dwelling (Class C3)
Location: The Barn, Fen Road, Frampton West, Boston, Lincolnshire
Applicant: Mr & Mrs M Wright, The Trustees of the Late J R Smith
Decision: REFUSE **Decision Date:** 18-Apr-2018
Parish: Frampton Parish Council
Application Number: B/18/0080 **Case Officer:** John Taylor

Proposal: Partial demolition of garage to make room for a two storey side extension. Demolition of existing rear extensions. Proposed material change from existing brick to render
Location: White Loaf Hall Cottage, White Loaf Hall Lane, Freiston, Boston, Lincolnshire, PE22 0ND
Applicant: Mr & Mrs Hughes
Decision: GRANT **Decision Date:** 25-Apr-2018
Parish: Freiston Parish Council
Application Number: B/18/0081 **Case Officer:** Stuart Thomsett

Proposal: Listed Building Consent for the demolition of modern brick gate piers and replacement with repositioned ornamental gates and railings
Location: Manor House, Church End, Frampton, Boston, Lincolnshire, PE20 1AH
Applicant: Mr & Mrs Curtis
Decision: GRANT **Decision Date:** 26-Apr-2018
Parish: Frampton Parish Council
Application Number: B/18/0083 **Case Officer:** Stuart Thomsett

Proposal: Demolition of modern brick gate piers and replacement with repositioned ornamental gates and railings
Location: Manor House, Church End, Frampton, Boston, Lincolnshire, PE20 1AH
Applicant: Mr & Mrs Curtis
Decision: GRANT **Decision Date:** 26-Apr-2018
Parish: Frampton Parish Council
Application Number: B/18/0084 **Case Officer:** Stuart Thomsett

Proposal: Advertisement consent for 2 no. vinyl fascia signs and 1 no. projecting sign (all non-illuminated)
Location: Norwich and Peterborough Building Society, 24, Market Place, Boston, Lincs, PE21 6EH
Applicant: Yorkshire Building Society
Decision: GRANT **Decision Date:** 04-May-2018
Parish: Boston Town Area Committee
Application Number: B/18/0085 **Case Officer:** Stuart Thomsett

Proposal: Change of use from hot food takeaway (Class A5) to residential dwelling (Class C3)
Location: Kings Fish and Chips, 35 Horncastle Road, Boston, Lincolnshire, PE21 9JA
Applicant: Mr Spanos Kings Fish and Chips
Decision: GRANT **Decision Date:** 08-May-2018
Parish: Boston Town Area Committee
Application Number: B/18/0089 **Case Officer:** Stuart Thomsett

Proposal: Erection of 2 no. single storey side extensions, and single storey rear extension
Location: Ashtree Cottage, Main Road, Leverton, Boston, Lincolnshire, PE22 0BB
Applicant: Mr & Mrs C Tyrrell
Decision: GRANT **Decision Date:** 30-Apr-2018
Parish: Leverton Parish Council
Application Number: B/18/0091 **Case Officer:** Stuart Thomsett

Proposal: Resubmission of B/17/0393 for the erection of single storey rear extension and siting of temporary static caravan during construction works
Location: The Bungalow, Washdike Road, Algarkirk, Boston, Lincolnshire, PE20 2AW
Applicant: Mr & Mrs Featherstone
Decision: GRANT **Decision Date:** 02-May-2018
Parish: Algarkirk Parish Council
Application Number: B/18/0095 **Case Officer:** Stuart Thomsett

Proposal: Resubmission of B/17/0035 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: GRANT **Decision Date:** 04-May-2018
Parish: Kirton Parish Council
Application Number: B/18/0097 **Case Officer:** Stuart Thomsett

Proposal: Outline application for 2 no. two storey semi-detached residential dwellings, with all matters reserved
Location: Benington Village Hall, David's Lane, Benington, Boston, PE22 0BZ
Applicant: Mrs Joan Barnes
Decision: GRANT **Decision Date:** 04-May-2018
Parish: Benington Parish Council
Application Number: B/18/0100 **Case Officer:** Reddy Nallamilli

Proposal: Erection of 2 no. detached residential dwellings, 1 no. detached garage, and new vehicular access
Location: 52, Station Road, Kirton, Boston, Lincolnshire, PE20 1LD
Applicant: Mr S J Tetter, Horizon Properties
Decision: REFUSE **Decision Date:** 26-Apr-2018
Parish: Kirton Parish Council
Application Number: B/18/0101 **Case Officer:** Reddy Nallamilli

Proposal: Application for Prior Approval for the removal of existing conservatory and erection of a rear single storey orangery style extension 4m (H) with an eaves height of 2.4m
Location: 27, Abbey Road, Swineshead, Boston, Lincolnshire, PE20 3EN
Applicant: Mr Nigel Blakey
Decision: PRIOR APPROVAL NOT REQUIRED **Decision Date:** 23-Apr-2018
Parish: Swineshead Parish Council
Application Number: B/18/0102 **Case Officer:** Rachael Vamplew

Proposal: Erection of wooden fence, aluminium sliding gates and aluminium pedestrian gates
Location: 12 , Picketts Way, Wyberton, Boston, PE21 7JH
Applicant: Mrs Ruta Spingle
Decision: GRANT **Decision Date:** 08-May-2018
Parish: Wyberton Parish Council
Application Number: B/18/0104 **Case Officer:** Stuart Thomsett

Proposal: Erection of two storey side extension
Location: Eastbourne House, Wyberton West Road, Boston, Lincolnshire, PE21 7LG
Applicant: Mr Micky Rate
Decision: GRANT **Decision Date:** 08-May-2018
Parish: Boston Town Area Committee
Application Number: B/18/0105 **Case Officer:** Stuart Thomsett

Proposal: Erection of single storey side extension
Location: Rose Cottage, Willoughby Hills Road, Fishtoft, Boston, Lincolnshire, PE21 9SA
Applicant: R Hardy Vegetables Ltd
Decision: GRANT **Decision Date:** 08-May-2018
Parish: Fishtoft Parish Council
Application Number: B/18/0106 **Case Officer:** Stuart Thomsett

Proposal: Application for Prior Approval to enclose existing agricultural building with hardwood timber cladding to store agricultural vehicles and animal feed
Location: Dovecote Farm, Sutterton Drove, Amber Hill, Boston, PE20 3RF
Applicant: Mr & Mrs Johnson
Decision: WITHDRAWN APPLICATION **Decision Date:** 18-Apr-2018
Parish: Amber Hill Parish Council
Application Number: B/18/0113 **Case Officer:** Stuart Thomsett

Proposal: Application under s73 for the variation of condition 2 attached to planning permission B/16/0052 (Application for the erection of 63 no. residential dwellings with associated infrastructure) to amend site layout
Location: Land off Station Road, Swineshead, Boston Lincolnshire
Applicant: Imran Irfan, Ashley King (Developments) Ltd
Decision: GRANT **Decision Date:** 25-Apr-2018
Parish: Swineshead Parish Council
Application Number: B/18/0122 **Case Officer:** John Taylor

Proposal: Erection of 2 no. bin stores
Location: Fenside Manor, Shaw Road, Boston, Lincolnshire, PE21 8NN
Applicant: Boston Mayflower Ltd
Decision: GRANT **Decision Date:** 09-May-2018
Parish: Boston Town Area Committee
Application Number: B/18/0150 **Case Officer:** Lisa Hughes
