

**BOSTON BOROUGH COUNCIL**  
**Municipal Buildings, West Street, Boston, Lincs, PE21 8QR**  
**Tel: 01205 314305 Email: [planning@boston.gov.uk](mailto:planning@boston.gov.uk)**

**DELEGATED DECISION LIST**

*Full details of Planning Applications and Decisions can be viewed online at [www.boston.gov.uk/pa](http://www.boston.gov.uk/pa)*

<b>Application Number</b>	<b>Case Officer</b>	<b>Location</b>	<b>Development Description</b>	<b>Applicant Name</b>	<b>Decision</b>	<b>Decision Date</b>
<a href="#">B/18/0053/NMA</a>	Stuart Thomsett	Land off Church Lane, Swineshead, Boston, PE20 3JA	Application under s96A for a non material amendment to approval B/18/0053  (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)) to make amendments to proposed building including height, floor area, orientation and positioning within the curtilage	Fountain	Approved Non-material Amendment	02/10/2018

*Swineshead Parish  
Council*

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
<a href="#">B/18/0320</a>	Stuart Thomsett	Land fronting Sharpe's Paddock, Morley Lane, Bicker, Boston, PE20 3DP	Outline application for residential development (up to 2 dwellings) with all matters reserved	De Benedictis	Unfavourable decision	03/10/2018
<i>Bicker Parish Council</i>						
<a href="#">B/15/0506/CD1</a>	John Taylor	Land south of Endeavor Way, Sutterton, Boston, PE20 0JA	Application to have approved details relating to conditions 3 (Archaeological works), and 6 (Drainage Scheme)7 (Foul Water Strategy) of planning permission B/15/0506 (Erection of 14,644sq.m Class B2 (general industrial) floor space with ancillary solis plant, parking, manoeuvring and hard and soft landscaping to provide additional production capacity to the existing factory)	Jakemans Confectioners Ltd	Condition Discharge	05/10/2018
<i>Sutterton Parish Council</i>						

<a href="#">B/18/0261</a>	Trevor Thompson	Former garage and other associated buildings, Brand End Road, Butterwick, Boston, PE22 0JD	Erection of 2 detached two storey residential dwellings and partial change of use of agricultural land to form gardens, following demolition of existing	Walden	Favourable with conditions	08/10/2018
---------------------------	-----------------	--	--	--------	----------------------------	------------

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
--------------------	--------------	----------	-------------------------	----------------	----------	---------------

outbuildings

*Freiston Parish Council*

<a href="#">B/18/0339</a>	Kirsty Harte	Westwood Lakes, Five House Lane, Wyberton, Boston, PE21 7JA	Erection of 5no log cabin holiday lodges	Westwood Lakes Ltd	Favourable with conditions	08/10/2018
---------------------------	--------------	---	--	--------------------	----------------------------	------------

*Wyberton Parish Council*

<a href="#">B/18/0259</a>	Kirsty Harte	The Wine and Bar Club, 7-11 Bridge Street, Boston, PE21 8QF	Listed building consent to facilitate the conversion of 2 residential units above	Trustilink Building Solutions	Withdrawn by applicant/agent	09/10/2018
---------------------------	--------------	---	---	-------------------------------	------------------------------	------------

shops into 4 flats including provision of 6 conservation roof lights, dormer window, elevated walkway and alterations to existing roof line

*Boston Town Area Committee*

<a href="#">B/18/0260</a>	Kirsty Harte	The Wine and Bar Club, 7-11 Bridge Street, Boston, PE21 8QF	Conversion of 2 residential units above shops into 4 flats to include 6  conservation roof lights, dormer window, elevated walkway and alterations to existing roof line	Trustilink Building Solutions	Withdrawn by applicant/agent	09/10/2018
---------------------------	--------------	---	--	-------------------------------------	---------------------------------	------------

*Boston Town Area*

<b>Application Number</b>	<b>Case Officer</b>	<b>Location</b>	<b>Development Description</b>	<b>Applicant Name</b>	<b>Decision</b>	<b>Decision Date</b>
-------------------------------	-------------------------	-----------------	------------------------------------	---------------------------	-----------------	--------------------------

*Committee*

<a href="#">B/18/0286</a>	Stuart Thomsett	6A Pen Street, Boston, PE21 6TJ	Change of use from beauty salon (Sui-Generis) to retail  (Class A1)	Paul	Favourable with conditions	09/10/2018
---------------------------	--------------------	------------------------------------	--	------	-------------------------------	------------

*Boston Town Area  
Committee*

<a href="#">B/18/0396</a>	John Taylor	Land at Middlegate Road West, Frampton, Boston	Application under s.73 to vary conditions 6 (Parameters plan) and 10 (Flood Risk) approved under application B/16/0380 (The erection of up to 215 dwellings including access off Middlegate Road West, public open space and drainage infrastructure)	Larkfleet Homes	Withdrawn by applicant/agent	09/10/2018
---------------------------	-------------	---	--	--------------------	---------------------------------	------------

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
<i>Frampton Parish Council</i>						
<a href="#">B/15/0111/CD1</a>	Trevor Thompson	Plot adjacent The Chestnuts, South Street, Swineshead, Boston, PE20 3JD	Application to have details approved relating to conditions 3 (Materials) and 5 (Detail Design) of planning permission B/15/0111 (Erection of dwelling with attached garages plus construction of new vehicular access)	Robinson	Condition Discharge	10/10/2018
<i>Swineshead Parish Council</i>						
<a href="#">B/18/0345</a>	Stuart Thomsett	Cherry Holt, Ralphp Lane, Frampton, Boston, PE20 1RJ	Application under s.73 for the removal of condition 2 (Agricultural Habitation Clause) of planning permission B11/0354/76, and condition 3 (Agricultural Habitation Clause) of planning permission B11/0596/76	Bates	Favourable Planning decision	10/10/2018
<i>Frampton Parish Council</i>						

<a href="#">B/18/0281/NMA</a>	Kirsty Harte	73 Linden Way, Boston, PE21 9DT	Application under s96A for a non-material amendment to approval B/18/0281 (Single storey rear extension following removal	Clarke and Ms B Hallam	Approved Non-material Amendment	10/10/2018
-------------------------------	--------------	---------------------------------	---	------------------------	---------------------------------	------------

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
--------------------	--------------	----------	-------------------------	----------------	----------	---------------

of existing conservatory and front porch extension) to reduce footprint, and increase roof pitch, of rear extension

*Boston Town Area Committee*

<a href="#">B/15/0264/CD2</a>	Trevor Thompson	The Quadrant, Land off the A16, Wyberton, Boston, PE21 7HT	Application to approve details relating to condition 2 (Materials) of planning permission B/15/0264 (Application for the approval of Reserved Matters for Phases One and Two housing following the grant of outline planning approval B/14/0165 for mixed development on land known as The Quadrant)	Chestnut Homes Ltd	Condition Discharge	10/10/2018
-------------------------------	-----------------	--	--	--------------------	---------------------	------------

*Wyberton Parish Council*

<a href="#">B/18/0295</a>	Stuart Thomsett	Site opposite Merriman's Lounge and Restaurant (land adjacent to Larrington Trailers), Great Fen Road, Wyberton Fen, Boston, PE21 7PB	Application under s73 to vary conditions 2 (Standard Compliance) and 5 (Site Layout) of planning permission B/17/0470 (Erection of new independent behavioural school, forming of new	Bridge House Independent School	Favourable with conditions	11/10/2018
---------------------------	-----------------	---	---	---------------------------------	----------------------------	------------

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
--------------------	--------------	----------	-------------------------	----------------	----------	---------------

classrooms, workshops, admin offices, staff rooms, social spaces, residential block, external car parking and service space)

*Wyberton Parish Council*

<a href="#">B/18/0349</a>	Kirsty Harte	Tea and Toast, 43-44, Market Place, Boston, PE21 6NF	Change of use to first and second floors to create 3no. flats and removal of part of  the single storey rear flat roof extension to enable provision of a new staircase to first floor and structural repair work to the front of the building	D-Smart Properties Ltd	Favourable with conditions	12/10/2018
---------------------------	--------------	--	--	------------------------	----------------------------	------------

*Boston Town Area Committee*

---

<a href="#">B/18/0350</a>	Kirsty Harte	Tea and Toast, 43 - 44, Market Place, Boston, PE21 6NF	Listed Building Consent for the removal of part of the single storey rear flat roof  extension to enable provision of a new access staircase to first floor and structural repair work to the front of the building	D-Smart Properties Ltd	Favourable with conditions	12/10/2018
---------------------------	--------------	--	--	---------------------------	-------------------------------	------------

*Boston Town Area  
Committee*

---

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
<a href="#">B/18/0343</a>	Stuart Thomsett	The Laurels, Hammond Beck Bank, Kirton Holme, Boston, PE20 1TQ	Conversion of existing detached garage to form 1.5 storey residential annexe accommodation	Woodcock	Favourable with conditions	16/10/2018
<i>Kirton Parish Council</i>						
<a href="#">B/18/0324</a>	Kirsty Harte	Pinchins Farm Shop, Dauda Lodge, Church Lane, Algarkirk, Boston, PE20 2HN	Erection of agricultural storage building for storage of farm equipment following removal of existing post and wire fencing	Pinchin	Favourable with conditions	17/10/2018
<i>Algarkirk Parish Council</i>						
<a href="#">B/16/0141/CD1</a>	Trevor Thompson	Land off Sibsey Road/Wainfleet Road, Boston, Lincolnshire	me), 6 (Landscaping and planting), 9 (Construction management), 12 (Materials), 14 (Public open space) and 16 (Lighting) of planning permission B/16/0141 (Construction of 66 no dwellings including 11 affordable dwellings, new vehicular access and estate road plus associated infrastructure)			
Application to have details approved relating to condition 5 (Surface water drainage scheme)	Guy	Condition Discharge				

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
<i>Fishtoft Parish Council</i>						
B/18/0354	Stuart Thomsett	Mill Farm, Wrangle Bank, Wrangle, Boston, PE22 9DT	Application under s73A for retrospective planning permission for the erection of a workshop	Mill Farm Leisure	Favourable with conditions	19/10/2018
<i>Wrangle Parish Council</i>						
B/18/0053/CD1	Stuart Thomsett	Kyrenia, Church Lane, Swineshead, Boston, Lincolnshire, PE20 3JA	Application to have details approved relating to condition 2 (materials) of planning permission B/18/0053(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)	Fountain	Condition Discharge	19/10/2018

---

<a href="#">B/17/0392/NMA</a>	Stuart Thomsett	T H Clements and Son Ltd, West End Road, Benington, Boston, Lincolnshire, PE22 0EJ	Application under s96A for a non-material amendment to approval B/17/0392 (Proposed extension to Dutch store) to make amendment to proposed	TH Clements Ltd	Approved Non-material Amendment	19/10/2018
-------------------------------	-----------------	---	--	--------------------	---------------------------------------	------------

---

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
			extension including air lock added to north elevation and extend the covered way on south elevation			
		<i>Benington Parish Council</i>				
<a href="#">B/18/0330</a>	Kirsty Harte	22 Wide Bargate, Boston, PE21 6HG	Listed building consent for the retention of non-illuminated sign on front elevation	TNS Financial Services Ltd	Favourable with conditions	22/10/2018
		<i>Boston Town Area Committee</i>				
<a href="#">B/18/0352</a>	John Taylor	88 & 90 High Street, Boston, Lincolnshire, PE21 8TA	Listed Building Consent for replacement roof tiles to 88 & 90 High Street, Boston (side and rear roof slopes) and replacement 2m high wooden fence (close board) at rear of boundary	Hobbs	Favourable with conditions	22/10/2018
		<i>Boston Town Area Committee</i>				
<a href="#">B/18/0307</a>	Kirsty Harte	Pilgrim Hospital, Sibsey Road, Boston, PE21 9QS	Retrospective application for the construction of single			

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
<i>Fishtoft Parish Council</i>						
<a href="#">B/18/0361</a>	Kirsty Harte	Mill Farm, Wigtoft Road, Sutterton, Boston, PE20 2EL	rey office building to front of Children's Services United Favourable with 23/10/2018 Erection of single storey side extension following demolition of existing conservatory	Lincolnshire Hospitals NHS Trust	conditions	24/10/2018
<i>Sutterton Parish Council</i>						
<a href="#">B/18/0364</a>	Stuart Thomsett	Plot adjacent to 19 Acorn Close, Freiston, Boston, PE22 0PN	Construction of detached chalet bungalow and detached double garage	Gildersleeves	Favourable with conditions	24/10/2018
<i>Freiston Parish Council</i>						
<a href="#">B/18/0367</a>	Kirsty Harte	Torwood, Long Hedges, Fishtoft, Boston, PE22 0RH	Application under s.73 for the removal of condition 4 (Agricultural Habitation Clause) of planning permission BR303/71	Crunkhorn	Favourable Planning decision	24/10/2018
<i>Fishtoft Parish Council</i>						

<a href="#">B/18/0381</a>	Stuart Thomsett	32 Red Lion Street, Boston, PE21 6PZ	Erection of single storey front and rear extensions	Barker	Favourable with conditions	24/10/2018
---------------------------	-----------------	--------------------------------------	---	--------	----------------------------	------------

*Boston Town Area Committee*

<a href="#">B/18/0386</a>	Stuart Thomsett	Building Plot, Outgate Smith Road, Leverton, Boston, PE22 0BJ	Favourable with conditions			24/10/2018
---------------------------	-----------------	---	----------------------------	--	--	------------

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
		PE22 0BJ	Erection of conservatory to the rear of a dwelling under construction			

*Leverton Parish Council*

<a href="#">B/18/0390</a>	Stuart Thomsett	Vauxhall Court Residential Home, Freiston Road, Boston, PE21 0JW	Application for works to trees subject to TPO (Boston No. 7) to include:  T1 Macrocanpa - Cut back to clear telegraph pole T2 & T3 Sycamore - Raise crown to 5m over path, reduce back side by 4m over path and gardens	Vauxhall Court Care Home	Favourable Planning decision	24/10/2018
---------------------------	-----------------	--	---	--------------------------	------------------------------	------------

*Boston Town Area Committee*

B/18/0406	Stuart Thomsett	114, Spilsby Road, Boston, PE21 9NS	Application under s211 for works to trees in a conservation area to include:  - Bay tree diseased, large portions fallen due to high wind, limbs removed and made safe - Conifers overgrown, needs crown raised to 5m	Vine	Favourable Planning decision	24/10/2018
-----------	-----------------	-------------------------------------	--	------	------------------------------	------------

Application Number	Case Officer	Location	Development Description	Applicant Name	Decision	Decision Date
			and removal of torn branches			

*Boston Town Area Committee*

B/18/0064/NMA	Stuart Thomsett	Benington Farm Barn, Crowhall Lane, Benington, Boston, PE22 0DW	Application under s.96A for a non material amendment to approval B/18/0064	Jones	Approved Non-material Amendment	24/10/2018
---------------	-----------------	---	--	-------	---------------------------------	------------

(Change of use of existing barn from agricultural to residential dwelling (Class C3), erection of detached garage, and construction of new vehicular access) to amend the roof tiles from Clay Pantiles to Sandtoft Clay Modular roof tiles

*Benington Parish Council*

<a href="#">B/18/0017</a>	John Taylor	The Coach House, Hall Lane, Algarkirk, Boston, PE20 2HG	Front extension and alterations to roof at rear of garage building and Change of Use of former dairy room/creamery and other outbuildings along with associated land and existing paddock area to special needs school (Class D1)	Loizou	Favourable with conditions	25/10/2018
---------------------------	-------------	---	---	--------	----------------------------	------------

<b>Application Number</b>	<b>Case Officer</b>	<b>Location</b>	<b>Development Description</b>	<b>Applicant Name</b>	<b>Decision</b>	<b>Decision Date</b>
---------------------------	---------------------	-----------------	--------------------------------	-----------------------	-----------------	----------------------

*Algarkirk Parish Council*

<a href="#">B/18/0017</a>	John Taylor	The Coach House, Hall Lane, Algarkirk, Boston, PE20 2HG	Front extension and alterations to roof at rear of garage building and	Loizou	Favourable with conditions	25/10/2018
---------------------------	-------------	---	--	--------	----------------------------	------------

Change of Use of former dairy room/creamery and other outbuildings along with associated land and existing paddock area to special needs school (Class D1)

*Sutterton Parish Council*

---

B/18/0309	John Taylor	8 Church Lane, Boston, PE21 6ND	Listed Building Consent for the installation of internal secondary glazing behind existing windows	RJN Corporation Ltd	Favourable with conditions	26/10/2018
-----------	-------------	------------------------------------	--	---------------------	----------------------------	------------

*Boston Town Area Committee*

---