

DRAFT MINUTES

Meeting ID	1351
Committee	Planning Committee
Date	11/12/2018
Attendees	<p>Councillor David Brown (Chairman)</p> <p>Councillor Sue Ransome (Vice-Chairman)</p> <p>Councillor Alison Austin (Committee Member)</p> <p>Councillor Peter Bedford (Committee Member)</p> <p>Councillor Michael Cooper (Committee Member)</p> <p>Councillor James Edwards (Committee Member)</p> <p>Councillor Jonathan Noble (Committee Member)</p> <p>Councillor Stephen Raven (Committee Member)</p> <p>Councillor Brian Rush (Committee Member)</p> <p>Councillor Claire Rylott (Committee Member)</p> <p>Councillor Paul Skinner (Committee Member)</p> <p>Councillor Yvonne Stevens (Committee Member)</p> <p>Councillor Stephen Woodliffe (Committee Member)</p> <p>Lisa Hughes (Officer)</p> <p>Jamie Parsons (Officer)</p> <p>Trevor Thompson (Officer)</p> <p>John Taylor (Officer)</p> <p>Stuart Thomsett (Officer)</p> <p>Karen Rist (Officer)</p>

Item ID	3952
Item Title	APOLOGIES
Summary	Apologies were tabled by Councillor Stephen Raven with no substitute member.

Item ID	3953
Item Title	MINUTES
Summary	With the agreement of the Committee the Chairman signed the minutes of the previous meeting held on Tuesday 13 November 2018

Item ID	3954
Item Title	DECLARATION OF INTERESTS
Summary	<p>Standing declarations of interest are tabled for Councillors noted below:</p> <p><i>Lincolnshire County Councillors:</i> Alison Austin and Paul Skinner</p> <p><i>Members of South East Lincolnshire Joint Strategic Planning Committee:</i> Michael Cooper, David Brown, Claire Rylott and Sue Ransome</p> <p><i>Representatives of Internal Drainage Boards:</i></p>

Peter Bedford, Michael Cooper and Claire Rylott

A collective declaration of interest was tabled for all members of the committee in respect of planning application B 18 0428 in that the applicant was a relative of an Officer of Boston Borough Council.

A further collective declaration of interest was tabled for all members of the committee with the exception of Councillors Peter Bedford; Brian Rush and Claire Rylott, in respect of planning application B 18 0468 in that the applicant was a relative of an Officer of Boston Borough Council.

Councillor Peter Bedford declared a conflict of interest in that application as the applicant was personally known to him and as such confirmed he would absent from the item.

Councillor Claire Rylott declared a conflict of interest in that application in that the applicant was known both professionally and personally and as such she would absent from the item.

Councillor Brian Rush declared a conflict of interest in that item in that the applicant was a neighbour and as such he would absent from the item.

Councillor Peter Bedford declared a conflict of interest in planning application B 18 0012 stating he was a family friend of the applicant and as such would absent from the meeting for that item.

Councillor Stephen Woodliffe declared he would speak as the ward member in respect of planning application B 18 0284 and as such would absent from the meeting once he had concluded his representation.

Councillor Woodliffe further declared a conflict of interest in planning application B 18 0012 citing his multiple historic associations with Boston Grammar School, which should the application be granted, could be subject to financial gain via the Section 106. Agreement within the application. He confirmed he would absent from the meeting.

Councillor Yvonne Stevens stated for transparency reasons she would absent from the meeting for planning application B 18 0395 as the applicant was a personal friend.

Councillor Brian Rush declared a prejudicial interest in planning application B 18 0413 and would absent from the meeting for the item.

Item ID	3955
Item Title	PUBLIC QUESTIONS
Summary	No public questions were tabled. It is recorded that Councillor Stephen Woodliffe absented from the meeting at this point in the proceedings.

Item ID	4008
Item Title	PLANNING APPLICATION B 18 0284
Summary	Erection of 4 two storey residential dwellings and private access road

leading from The Boundary following demolition of 73 & 73A Rosebery Avenue

73, 73a & 75 Rosebery Avenue, Boston, PE21 7QR

Mr B H French.

The Growth Manager presented the report to committee and advised that the application had been subject to an amendment since its original submission which had been for 6 dwellings. The application had been changed and was now submitted for 4 dwellings.

Furthermore two typographical errors were highlighted within the report:

The first was on page 26 under 2.2 of the report which should read 67 and 79 Rosebery Avenue and not as stated within the report 67 and 75 Rosebery Avenue.

The second was on page 36 under paragraph 7.22 which should state plot 1 would sit behind 67 Rosebery Avenue and not 67 Sleaford Road.

Representation was received from Mr Bradley the applicant's agent which included:

Confirmation that the application was to develop an existing site into 4 dwellings together with public access. The existing dwellings were between 30 – 40 year old and had limited architectural merit and did not match the adjoining development. It was served by vehicular access onto Rosebery Avenue which was only 3 metres wide and only capable of serving one dwelling. The original application for 6 dwellings with access via The Boundary had been amended, following comments of local residents, to 4 dwellings. Plot 1 would utilise the direct access to Rosebery Avenue with the remaining 3 dwellings accessing via the 4.1 metre wide road which was compliant with Highways guidelines. Plot 1 was designed with a screen wall to the northern flank and would only be accessed by Rosebery Avenue. The development matched half of the existing development and would be compliant with Environment Agency standing advice in respect of flood risk. The design included sympathetic use of materials to ensure the development would blend with the adjoining dwellings and would meet current latest insulation standards and meet current energy performance targets. The scheme would be connected to the existing foul sewerage system and be replaced with modern surface water system. Finished floor levels were proposed to be 1m above existing ground to be compliant with current EA rating. It was proposed to raise ground levels by an average of 450mm and grade down to existing ground levels. The surface water management system would cope with surface water run-off comprising of an underground modular cell collection tank. To mitigate the effect of surface water run-off french drains had been incorporated adjacent to the access road and in the rear gardens. A construction management plan had been submitted to ensure all construction traffic would be confined to the existing direct access from Rosebery Avenue with no construction traffic being allowed via The Boundary. Committee were asked that should it

grant the application if it could consider reducing the finished floor levels by 500mm which would have a positive effect in respect of the height of the buildings and issues of over looking. No objection had been received by either the Environment Agency in respect of flood risk, none from Lincolnshire County Council Highways nor from the Black Sluice Drainage Board.

Representation was received from the ward member Councillor Stephen Woodliffe which included:

The ward member advised he would base his significant concerns and objections on the report and proceeded to address a significant number of points contained therein. Committee were asked to note that decisions should ensure development would function well and add to the overall quality of the area over its' lifetime of the development with permission being refused for developments of poor design which failed to take opportunity for improving character. Referencing the 4 dwellings members were asked to recognise they were all large detached houses with Plot 1 which had a lounge with large folding door 4 metres from the fence and faced north which he felt was contrary to the national aim to carbon footprint which sought to make the most of Southerly sunshine by keeping heating costs down and in new builds living areas should not face north. Concern also noted the size of the gardens and the privacy for the owners of the new homes. Concern was further noted at street lighting and the potential of having to place lighting in private gardens; land contamination was further questioned along with the impact on residential amenity and the impact the development would have on existing residents and their enjoyment of their properties due to the size of the proposed dwellings and the construction period was also noted as being a cause for concern. Referencing the site entrance members were advised it would be opposite no.2 The Boundary who had raised concerns about noise disturbance from vehicular traffic being only 3 metres from the residents' bedroom. Vehicle lights shining in the evening were also a cause from concern. Members were asked to agree that the impact on the residents close to the junction as being significant in their consideration. Referencing the 4 year indicated timescale for development of the construction, members were asked to agree that the suffering inflicted on resident for this timescale was unacceptable and that would generate significant levels of vehicular movements along the track between 67 and 70 Rosebery Avenue, there was also concern that construction traffic could use the Boundary. Referencing the construction management plan committee were asked to agree it was lacking in a number of information including not identifying hours of working during the construction period.

It was moved by Councillor Jonathan Noble and Seconded by Councillor Brian Rush that the application be refused contrary to officer recommendation as it contravened policies G1 and H3(2) of the NPPF.

Vote: In Favour: 6. Against: 5. Abstention: 0

RESOLVED: That the application be refused contrary to officer recommendation for the following reason

The siting of the proposed four dwellings to the rear of existing residential properties at The Boundary and Rosebery Avenue will be out of character with the pattern and form of development surrounding the application site. Furthermore, the proposed development having regard to the distances from respective boundaries and rear elevations of neighbouring properties and the proposed locations of the first floor window serving habitable rooms will result in significant overlooking of neighbouring properties. Collectively this will substantially erode the amenity, privacy and the living conditions of neighbouring residents. The proposed development will therefore be contrary to the objectives of Boston Borough Local Plan 1999 Policies G1, H2 and H3(2) and paragraph 127 of the National Planning Policy Framework (2018)

Refused Drawing Numbers:

- Site plan/location plan ref 1827/3D
- Type A houses ref 1827/1A
- Type B houses ref 1827/2A

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework (2108) in order to seek to secure sustainable development that improved the economic, social and environmental conditions of the Borough.

It is recorded that Councillor Stephen Woodliffe returned to the meeting at this point in the proceedings.

Item ID	4009
Item Title	PLANNING APPLICATION B 18 0405
Summary	<p>Approval of reserved matters for 178 dwellings (access, appearance, layout, landscaping and scale) following approval of B/16/0436 including the submission of details in relation to Condition 8 - Public Open Space and Condition 9 - Site Levels.</p> <p>Land east of Lindis Road (inc, former Shooter's Yard), Boston.</p> <p>Mr Steven Ibbotson, Cyden Homes</p> <p>The Senior Planning Officer presented the report confirming it was reserved matters following initial outline permission being granted on the 20 June 2017. Members had requested all reserved matters to be considered and determined by committee. No updates to the report tabled were presented.</p> <p>Representation was received from the applicant Mr Ibbotson which included:</p> <p>Members were reminded that the principle of residential development for up to 180 dwellings had already been established on the site. A single access point had been created on Lindis Road connected to a looped road system allowing vehicles and pedestrians through the development. Connecting</p>

and linking to the existing footpaths through the site and providing pedestrian linkage to Eastwood Road. No objection to the layout had been received by the Highways Department. The road network was linked by a full sustainable drainage system. The application had a mixture of dwellings to meet the housing demand in Boston and provided 27 affordable dwellings. The public footpaths within the site would be within tree lined corridors and the open space had been increased beyond the minimum requirement. Play space and open grass amenity areas were available. The report agreed that the relationship between the houses had been well considered, with good sized rear gardens with acceptable separation distances between proposed and existing properties.

It was moved by Councillor James Edwards and Seconded by Councillor Alison Austin that the committee approve the reserved matters application in line with officer recommendation and subject to the conditions and reasons therein.

Vote: In Favour: 12. Against: 0. Abstention: 0

RESOLVED: That the reserved matters be approved in line with officer recommendation and subject to the following conditions and reasons:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Topographical Survey drwg no. 15-204-01
 - Proposed Site Layout Plan drwg no. 115/A0/02 Rev. A
 - Proposed Landscape Layout drwg no. 115/A0/04 Rev. C
 - Proposed Materials Layout drwg no. 115/A0/05 Rev. A
 - Proposed Separation Distances drwg no. 115/A0/11 Rev. A
 - Proposed House type dH418 drwg no. 115/101
 - Proposed House type dH414 drwg no. 115/102 & 115/103
 - Proposed House type dH420 drwg no. 115/104 & 115/105
 - Proposed House type dH409 drwg no. 115/106
 - Proposed House type dH408 drwg no. 115/107 & 115/108
 - Proposed House type dH404 drwg no. 115/109
 - Proposed House type dH403 drwg no. 115/110
 - Proposed House type dH402 drwg no. 115/111
 - Proposed House type dH401 drwg no. 115/112
 - Proposed House type dH430 drwg no. 115/113 Rev. A
 - Proposed House type SH303 drwg no. 115/114
 - Proposed House type sH320-319 drwg no. 115/115
 - Proposed House type tH319-320-202 drwg no. 115/116
 - Proposed House type tH303-330 drwg no. 115/117
 - Proposed House type tH205-202-201 drwg no. 115/118
 - Proposed House type tH232-231 drwg no. 115/119 Rev. A
 - Proposed House types tH202-201 & tH205-202-201 drwg no. 115/120
 - Proposed House type tH330-232-231 drwg no. 115/123
 - Garages Sheet 1 of 2 drwg no. 115/121
 - Garages Sheet 2 of 2 drwg no. 115/122
 - Proposed Site Sections drwg no. 115/A0/12 Rev. A

- And Drainage Statement prepared by Hall Design infrastructure

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with the objectives of Local Plan policy G1.

2. Notwithstanding Condition 8 attached to the outline application B/16/0436, all landscape works shall be carried out in accordance with the approved landscaping details shown on drawing no. 115/A0/04 Rev. C and the landscaping of each individual plot shall be provided within the first planting season following occupation of each individual plot. Any trees, hedges, plants or grassed areas which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

Reason: In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires local planning authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Boston Borough Local Plan 1999 Policy G1.

3. The carriageways of the estate roads hereby permitted shall be constructed up to and including binder course level prior to the commencement of the erection of any residential development intended to take access therefrom and no dwelling hereby permitted shall be occupied before the footway between that dwelling and the existing public highway is also constructed up to and including binder course level. The carriageway and footway binder course surfaces shall be maintained to a standard that will provided safe and suitable access for residents and their visitors until such time as the final surface courses are laid and the final surface courses shall be laid no later than three months following the date of occupation of the penultimate dwelling.

Reason: To ensure that construction vehicles and material delivery vehicles can safely access the permitted development, to ensure that safe and suitable standard of vehicular and pedestrian access is provided for all throughout the construction period of the development in accordance with the guidance within the National Planning Policy Framework and to ensure that the roads and footways are completed within a reasonable period following completion of the dwellings.

4. Prior to the commencement of any part of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority for the provision of a fire hydrant/s or other acceptable alternative. The fire hydrant/s (or other acceptable alternative) as approved in writing by the Local Planning Authority shall be installed/agreed prior to the occupation of any dwelling approved by this consent.

Reason: To enable the protection and maintenance of the development and to accord with Boston Borough Local Plan 1999 Policy G1. This is a

	<p>pre-commencement condition as provision for the hydrants needs to be assessed at layout stage.</p> <p>5. Notwithstanding the approved landscaping layout (drwg no. 115/A0/04 Rev. C) a landscape management plan including management responsibilities and maintenance schedules of the public open space and play equipment if applicable shall be submitted to and approved in writing by the Local Planning Authority before the occupation of any dwelling. The landscape maintenance plans shall be carried out as approved thereafter.</p> <p>Reason: To ensure the long term maintenance of the public open space and play equipment, in the interests of the amenity of residents and to accord with the objectives of Boston Borough Local Plan 1999 Policy H4.</p> <p>In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework (2018) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p> <p>It is recorded that Councillor Yvonne Stevens absented from the meeting at this point in the proceedings.</p>
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Item ID	4010
Item Title	PLANNING APPLICATION B 18 0395
Summary	<p>Construction of 79 dwellings plus roads, public open space and associated works (amended scheme for construction of 86 dwellings ref: B/16/0106)</p> <p>Land off Puritan Way, Boston, Lincolnshire, PE21 8NW</p> <p>Mrs S Gosling, Mrs M Leggate and Mrs R Wicks</p> <p>The Growth Manager presented the report confirming the application was for 9 dwellings less than the initial application on which 86 dwellings had been granted earlier in the year.</p> <p>Representation was received from the applicant's agent Mr Wicks which included:</p> <p>Following the original approval the applicant had incorporated a number of relatively minor but quite numerous alterations to the original proposal. As noted within paragraph 2.4 of the report a new sub-station had been incorporated. A terrace of 3 dwellings had been changed to a pair of semi-detached units which would allow car parking alongside the units, reducing the car park courtyard area. Finally house types had been substituted.</p> <p>Following approval of a revised surface water pipe route to the other side of Fenside Road it was no longer required to bore through the Witham Bank. The Section 106 detailed a deed of variation and 99% had been cleared and clearance of pre-commencement conditions had allowed work on the roads on the site to commence via previous approval. The site was included in the draft local plan and already had a current permission for 7 more houses</p>

on the site which was in a highly sustainable location. There would be no changes to the houses which backed onto the Grange. Objections raised by 42 and 44 Puritan Way were overruled.

There would be construction noise which would be relatively short term and the applicant was looking at a further potential phase on the development where the new surface water pipe linked to Fenside Road which would provide residents with a short cut. The roadworks on site alleviated any need to inconvenience residents by construction workers parking as they could park directly on site. The site provide 79 shared equity and rental properties to help people to get on the property ladder or to rent.

It was moved by Councillor Jonathan Noble and Seconded by Councillor Michael Cooper that the committee be minded to approve the application in line with officer recommendation, subject to the conditions and reasons therein, subject to the amendment to condition 2 and subject to the completion of the deed of variation as detailed in the report.

Vote: In Favour: 11. Against: 0. Abstention: 0

RESOLVED: That committee be minded to approve the application in line with officer recommendation subject to the following conditions and reasons and subject to the completion of the deed of variation:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby approved shall be carried out in accordance with the submitted plans as detailed in the submitted plans as detailed in the submitted 'Drawings Issued Register' received on the 4th December 2018 and issued on the 3rd December 2018.

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

3 The first property shall not be occupied until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include :

- i. hard surfacing materials
- ii. minor structures/ planters
- iii. planting schedules (species, sizes, planting densities, maintenance proposals)

Reason: In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily in accordance with saved Boston Borough Local Plan 1999 Policies G1, G2 and H3.

- 4 The approved hard and soft landscaping works shall be implemented in full In accordance with timescales to be submitted to and approved in writing by the Local Planning Authority before the occupation of any dwelling.
- Reason:** In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily in accordance with saved Boston Borough Local Plan 1999 Policies G1, G2 and H3.
- 5 The proposed area of equipped public open space in the northern part of the site as shown on plan Proposed site plan ref 14/2221-02 rev V shall be laid out in a manner to be submitted to and agreed in writing by the Local Planning Authority and shall be made available for use before the 40th dwelling constructed on the application site is first occupied and shall be retained thereafter.
- Reason:** To provide a satisfactory level of publicly available amenity open space within the development and to accord with Boston Borough Local Plan 1999 Policy H4.
- 6 A landscape management plan including management responsibilities and maintenance schedules of the public open space and play equipment shall be submitted to the Local Planning Authority before the occupation of any dwelling and approved in writing. The landscape maintenance plan shall be carried out as approved thereafter.
- Reason:** To ensure the long term maintenance of the public open space and play equipment, in the interests of the amenity of residents and to accord with the objectives of Boston Borough Local Plan 1999 Policy H4.
- 7 Before occupation of any of the dwellings hereby approved, the external parking areas shall be provided with lighting in accordance with details, including the maintenance of the lighting, to be submitted to and agreed in writing by the Local Planning Authority.
- Reason:** To provide adequate lighting of the private driveway in the interest of crime prevention and community safety and in accordance with Boston Borough Local Plan 1999 Policy H3.
8. The development hereby approved shall be carried out in accordance with the submitted Construction Management Plan Rev A received on the 21st November 2018.
- Reason:** In the interests of the safety and free passage of the public, in the interests of residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policies G1 and G6.
- 9 Notwithstanding the submitted details, before any development is commenced above slab level, details of a wall and fencing scheme shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the walls and fencing to be erected, their height, design, materials and position in relation to finished ground levels of the site following development and the ground levels of the neighbouring properties to the west. The scheme shall be carried out as approved prior to the occupation of each respective dwelling.

Reason: In the interests of the visual amenities of the area and to accord with Policy G1 of the Boston Borough Local Plan 1999.

- 10 Prior to the commencement of the development above slab level, details relating to the treatment of the transitional area between the proposed raised land levels along the western boundary of the site and existing ground levels of the neighbouring land and to include site sections shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be built in accordance with the approved scheme. The details shall also include the boundary treatment and the means to ensure that surface water from this raised land does not cause flooding onto neighbouring land. The approved details shall be completed prior to the occupation of plots 2-8 inclusive; 33-38 inclusive; 57 and 58.

Reason: No such details have been submitted, in the interests of satisfactory drainage and residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policies G1 and G3.

- 11 No dwellings shall be occupied until the foul water scheme hereby approved has been fully installed and is operational. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: In the interests of satisfactory drainage and to accord with the objectives of Boston Borough Local Plan 1999 Policy G3.

- 12 Surface water shall be discharged to the surface water sewer as shown on plan ref 14/2221-02 rev V and as approved by permission B/18/0395 dated 26th November 2018. No dwellings shall be occupied until the surface water scheme has been fully installed and is fully operational. The approved scheme shall be retained and maintained in accordance with the approved details.

Reason: In the interests of satisfactory drainage and to accord with the objectives of Boston Borough Local Plan 1999 Policy G3.

- 13 The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (RM Associates version 2 dated April 2016) and in particular the following mitigation measures as detailed within the FRA:

- Finished floor levels of the dwellings shall be set no lower than 3.5m AOD
- Flood resistant and resilient measures shall be incorporated throughout the development as stated.

The mitigation measures shall be fully implemented prior to occupation.

Reason: To reduce the risk of flooding to the proposed development and any future occupants and to accord with the objectives of the National Planning Policy Framework (2018).

14 Notwithstanding the provisions of condition 13 above, the ground floor of plots 59, 60, 61, 62 and 63 shall be available for garaging, utility, WC and storage only and at no time shall it be used for any other purpose.

Reason: To reduce the impacts of flooding on the development and to accord with the objectives of the National Planning Policy Framework (2018)

15 No dwelling shall be occupied until details have been submitted and approved in writing by the Local Planning Authority for the provision of a fire hydrant on this site. The approved fire hydrant shall be installed prior to the occupation of any dwelling on this site and retained thereafter.

Reason: In the interests of public safety and to accord with the objectives of Boston Borough Local Plan 1999 Policy H3.

16 The carriageways of the estate roads hereby permitted shall be constructed up to and including binder course level prior to the commencement of the erection of any residential development intended to take access therefrom and no dwelling hereby permitted shall be occupied before the footway between that dwelling and the existing public highway is also constructed up to and including binder course level. The carriageway and footway binder course surfaces shall be maintained to a standard that will provided safe and suitable access for residents and their visitors until such time as the final surface courses are laid and the final surface courses shall be laid no later than three months following the date of occupation of the penultimate dwelling.

Reason: To ensure that construction vehicles and material delivery vehicles can safely access the permitted development, to ensure that safe and suitable standard of vehicular and pedestrian access is provided for all throughout the construction period of the development in accordance with the guidance within the National Planning Policy Framework and to ensure that the roads and footways are completed within a reasonable period following completion of the dwellings.

17 No dwelling shall be commenced before the first 50 metres of estate road from its junction with the public highway, including visibility splays, as illustrated on drawing number 14/2221-02 Rev. V, dated 8 November 2018, have been completed.

Reason: To ensure construction and delivery vehicles, and the vehicles of site personnel may be parked and/or unloaded off the existing highway, in the interests of highway safety and the amenity of neighbouring residents and to accord with the objectives of Boston Borough Local Plan 1999 Policies G1 and H3.

18 No development shall take place above slab level until details of the proposed play equipment to be provided on the public open space has been submitted to and approved in writing by the Local Planning

Authority. The approved play equipment shall be installed and made available for use before the 40th dwelling constructed on the application site is first occupied and shall be retained thereafter.

Reason: To provide a satisfactory level of play equipment within the development and to accord with the objectives of Boston Borough Local Plan 1999 Policy H4.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework (2018) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

It is recorded that Councillor Yvonne Stevens re-joined the meeting at this part in the proceedings.

Item ID	4011
Item Title	PLANNING APPLICATION B 18 0418
Summary	<p>Outline application for one dwelling, with all matters reserved for later approval</p> <p>Land adjacent to Fernlea, Spittal Hill Road Freiston, PE22 0JD</p> <p>Mr Taylor, WT Taylor and Sons</p> <p>The Senior Planning Officer presented the report confirming there were no updates to the report tabled.</p> <p>Representation was received from the applicant's agent Mr Crust which included:</p> <p>Committee were asked to recall that planning permission had been granted on appeal for residential development adjacent to the east of the site in February 2018 and further reminded that in September 2018 outline permission had been granted for the construction of two houses at land 70 metres to the north of the site. Mr Crust referenced similar applications stating that in August 2017 and in January and August 2018 permissions had been granted for housing schemes on sites within the countryside, on land outside the village envelopes of Sutterton and Fosdyke: each representing infill land. Recently in October 2018 permission for a housing development off Causeway Wyberton had also been granted as it had been considered it was acceptable infill. Referencing Paragraph 11 of the NPPF which included 'presumption in favour of sustainable development', members asked to also recognise that with no five year supply of housing, policies relevant to the supply were out of date. The tilted balance was engaged and there was a presumption in favour of sustainable development in respect of the application. The site was not isolated and as such the requirements identified in para 79 were not relevant. There had been no objections to the application from residents or any statutory consultee. Local Planning Policy CO2 was not a saved policy and held no weight. Referencing the outline application for up to 2 dwellings in Butterwick which</p>

had been refused in 2017 and then subsequent upheld on appeal when the Inspector had recorded that the dwellings would not be spatially or socially isolated and would form part of group of other buildings' and consolidating remaining clusters of development, committee were asked to note that the appeal was a material consideration and had weight, as the decision was made in February 2018.

It was moved by Councillor Alison Austin and seconded by Councillor Jonathan Noble that the committee grant the contrary to officer recommendation as it was an infill plot; the appeal decision was important and the location was a sustainable location, subject to appropriate planning conditions and reasons.

Vote: In Favour: 12. Against: 0. Abstention: 0

RESOLVED: That the application be granted contrary to officer recommendation subject to agreement being received in respect of the pre-commencement contamination condition and subject to the following conditions and reasons.

1. No development shall commence until details of the appearance, landscaping, layout, access and scale of the development (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

Reason: This is an outline application only and such details must be approved before development commences in order to comply with the objectives of Boston Borough Local Plan 1999 policies G1 and H3, and required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be carried out in accordance with the following plans and details:

- site location plan and
- existing block plan ref J1649-PL-01 Rev P01

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Boston Borough Local Plan 1999, Policy G1.

5. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), undertaken by Robert Cole dated 27 September 2018 and the following mitigation measures detailed in the FRA:

- The ground floor of the proposed dwelling to be restricted to non-habitable uses (garage, utility, WC)
- Flood resilience and resistance measures to be incorporated into the proposed development as stated

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with the National Planning Policy Framework 2018.

6. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:

a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA.

A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.

Reason: To ensure potential risks arising from previous site uses have been fully assessed and to accord with Boston Borough Local Plan 1999 Policy G1.

7. Where the risk assessment (see preceding condition) identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the LPA.

Reason: To ensure the proposed remediation plan is appropriate and to accord with Boston Borough Local Plan 1999 Policy G1.

8. Remediation of the site shall be carried out in accordance with the approved remediation strategy (see preceding condition). No deviation

shall be made from this scheme without the express written agreement of the LPA.

Reason: To ensure site remediation is carried out to the agreed protocol and to accord with Boston Borough Local Plan 1999 Policy G1.

9. On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide validation and certification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the required standards and to accord with Boston Borough Local Plan 1999 Policy G1.

10. If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

Reason: To ensure all contamination within the site is dealt with and to accord with Boston Borough Local Plan 1999 Policy G1.

In determining the application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2018 and consider this development is acceptable due to it being an infill plot, improving highway safety by virtue of demolishing a building that prevents visibility of the nearby corner is a sustainable location and the appeal decision by the Planning Inspectorate at the former garage, Brand End Road Butterwick.

Item ID	4012
Item Title	PLANNING APPLICATION B 18 0429
Summary	Application for approval of reserved matters (access, appearance, layout, landscaping and scale) for Phase 4 of residential development comprising of 26 no. dwellings approved under Outline Application B/13/0037 Land at Broadfield Lane/Grayling Way, Boston, PE21 8BQ Griffin Portfolios Ltd The Growth Manager presented the report and advised updates to the report issued: a response had been received from Lincolnshire Education stating no comment in relation to the application as impacts had been addressed at outline stage. Representation was received from the applicant's agent Mr Finch which included: Stating he had been involved at the outline stage of the application in 2013,

Mr Finch confirmed his knowledge of the site and application was extensive and that he had previously addressed committee in June 2018 in respect of the reserved matters for phase 3 which was due to commence early 2019. The play area installation for the public open space was scheduled for installation January 2019. Addressing the final phase Mr Finch confirmed that on a site with outline permission for up to 200 homes, the last phase would deliver a total of 182 dwellings for the site in close proximity to Boston. The continuity of building on the site has provide a positive contribution to the housing supply and also regenerated a redundant site. Earlier phases had produced a mixture of housing between 1 bedroom to 4 bedroom housing with shared ownership and rented. The final phase provided 3 bedroom 2 storey housing in semi-detached and terrace form with reduced density. There had been a conscious decision not to link the development to Matthew Flinders Way, the residents of which had voiced concerns at the initial outline application that the road network would link through.

Construction access for phase 4 would be via the allotment land and as such the fence for Matthew Flinders Way would remain in place. The nearest new dwellings would be set away from the boundary with Matthew Flinders Way, with the concerns of the neighbour at no. 67 noted. A suitably worded condition would deal with the effective screening between no. 67 and the new development. Concerns in respect of the accuracy of plans made by the neighbour had been addressed with the site being electronically surveyed and land registry plans had been provided to the planning officer to demonstrate accuracy. Car parking to the frontage near Matthew Flinders Way would be a typical form of layout which would be less likely to cause any disturbance, as against either parking being located alongside the last dwelling or, the developments being linked.

It was moved by Councillor Paul Skinner and seconded by Councillor Brian Rush that the committee grant the application in line with officer recommendation and subject to the conditions and reasons therein.

Vote: In Favour: 12. Against: 0. Abstention: 0

RESOLVED: That the application be granted in line with officer recommendation subject to the following conditions and reasons:

- 1 The development hereby permitted shall be begun before the expiration of two years from the date of this approval.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location plan ref GRI/plph4/002
- Site layout ref GRI/plph4/001
- Floor layouts (terraced 3 units) ref GRI/plph4/terr 3fp
- Elevations (terraced 3 units) ref GRI/plph4/terr 3 elev

- Floor layout (terraced 4 units) ref GRI/plph4/terr 4 fp
- Elevations (terraced 4 units) ref GRI/plph4/terr 4 elev
- Floor layouts and elevations (semi detached) ref GRI/plph4/semi
- Landscaping and fencing ref GRI/plph4/LFP

Reason: To ensure the developemnt is undertaken in accordance with the approved details and to accord with Boston Borough Local Plan 1999 Policy G1

- 3 Notwithstanding the requirements of condition 23 attached to the outline permission ref B/13/0037, a 2.2m high acoustic boarded fence shall be erected along the site's boundaries as shown on site layout plan GRI/plph4/002 before any dwelling is first occupied and shall be retained thereafter.

Reason: In the interests of residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.

- 4 There shall be no vehicular or pedestrian footpath between the application site and Mathew Flinders Way and the existing fence which separates the two sites shall be retained in that form thereafter.

Reason: In the interests of the amenity of existing residents and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.

- 5 The development shall be carried out in accordance with the approved construction management plan as identified on plan ref BR0/17/_CPP/01.

Reason: In the interests of residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.

- 6 The development of phase 4 shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated June 2018 Version 1, by RM Associates, including the following mitigation measures detailed within the FRA:

- Finished floor levels set no lower than 3.9m above Ordnance Datum, 1.0m above existing ground level
- Flood resistance and resilience measures incorporated as described

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to accoidr with the objectives of Local Plan policy G3 and the National Planning Policy Framework (2018)

- 7 The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:

a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA.

A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.

Reason: To ensure potential risks arising from previous site uses have been fully assessed and to accord with Boston Borough Local Plan 1999 Policy G1.

8 Where the risk assessment (see preceding condition) identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the LPA.

Reason: To ensure the proposed remediation plan is appropriate and to accord with Boston Borough Local Plan 1999 Policy G1.

9 Remediation of the site shall be carried out in accordance with the approved remediation strategy (see preceding condition). No deviation shall be made from this scheme without the express written agreement of the LPA.

Reason: To ensure site remediation is carried out to the agreed protocol and to accord with Boston Borough Local Plan 1999 Policy G1.

10 On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide validation and certification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the required standards and to accord with Boston Borough Local Plan 1999 Policy G1

11 If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

Reason: To ensure all contamination within the site is dealt with and to accord with Boston Borough Local Plan 1999 Policy G1.

- 12 No development shall take place above ground level until details of the materials proposed to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the new buildings are in keeping with the character of the area and to accord with Boston Borough Local Plan 1999 Policies G1 and H3

- 13 All landscape works shall be carried out in accordance with the approved details within 6 months of the date of the first occupation of any building or completion of development whichever is the sooner. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

Reason: In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Boston Borough Local Plan 1999 Policy G1

- 14 Notwithstanding the requirements of condition 2 above and the fencing details shown on plan ref GRI/plph4/LFP before any development takes above ground level, a fencing scheme along the boundary between application site and the 67 Mathew Flinders Way shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved before occupation of any dwelling on this site.

Reason: In the interests of residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.

- 15 Prior to the commencement of the development above slab level, details relating to the treatment of the transitional area between the proposed raised land levels along the western boundary of the site and existing ground levels of the neighbouring land, including site sections shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved scheme before the dwellings on plots 23-26 are first occupied. The details shall also include the means to ensure that surface water from this raised land does not cause flooding onto neighbouring land.

Reason: In the interests of residential amenity and to avoid third party flooding. This condition accords with the objectives of Boston Borough Local Plan 1999 Policy G3.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy framework (2108) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

IT IS RECORDED THAT THIS MEETING ADJOURNED AT THIS POINT IN THE PROCEEDINGS AND RECONVENED AT 2PM

Item ID	4013
Item Title	PLANNING APPLICATION B 17 0513
Summary	<p>Outline application for the erection of up to 35 no. dwellings (with layout and access to be considered) and construction of car park for use by Old Leake Primary School</p> <p>Land north of Old Main Road, Old Leake, Boston, PE22 9HR</p> <p>Messr A & J Daubney</p> <p>The Senior Planning Officer presented the report to the committee stating the application had been presented to committee on 29th May 2018 when it had been granted, subject to a 106. Planning obligation, to be completed within 3 months of that decision. The planning obligation had not been completed and as such had been returned to the committee. Members were further advised that due to the delay, weight now had to be given to the emerging SELLP policies along with the revised NPPF. The outcome of the changes in considerations had resulted in minor changes to the report, to address the material considerations and emerging policies which now had to be taken into account when making the decision.</p> <p>Representation was received from the applicant's agent Mr Bryan which included:</p> <p>Stating that every effort had been made by his clients solicitor to facilitate the completion of the Section 106 within the timeline, Mr Bryan advised members that they had been notified on the 25th July 2018 that Lincolnshire Legal Services would not commence works without an undertaking to pay their legal fees. The undertaking was confirmed by the applicants' solicitor on the 7th August 2018, but a draft section 106 agreement was not received until the 28th September 2018: the section 106 being approved and finally completed on the 19th November 2018. Members were advised that from the time the draft 106 had been received, it was completed within the three month timeline. However, in the first instance it had taken almost the same amount of time to receive the draft from Legal Services of Lincolnshire.</p> <p>In light of the SELLP gaining momentum it was recognised that there could be concerns that granting this application could set a precedent for other applications. However, the scheme incorporated a large area of dedicated car parking for the neighbouring school which was fully endorsed by the Head Teacher and directly provided a significant community benefit, which was unique to the application. Committee were asked to view the application in isolation. The proposal would provide good quality and sustainable homes and blend in well and benefit the area, and the applicant was confident that any technical issues raised could be readily resolved at the detailed design stage, prior to an application for a full planning permission. Mr Bryan concluded by stating that had the work undertaken by</p>

Lincolnshire Legal Services had been carried out in a timely fashion, there would have been no need for the application to return to committee and he hoped committee recognised that situation was outside the applicant's control.

It was moved by Councillor Jonathan Noble and seconded by Councillor Paul Skinner that the committee approve planning permission, in line with officer recommendation and subject to the conditions and reasons therein.

Vote: In Favour: 12. Against: 0. Abstention: 0

RESOLVED: That the application be approved in line with officer recommendation subject to the following conditions and reasons:

1. No development shall commence until details of the appearance, landscaping, and scale of the development (hereafter referred to as the 'reserved matters') have been submitted to and approved by the local planning authority.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004. This is an outline application only and such details must be approved before development commences, and to accord with the objectives of Boston Borough Local Plan 1999 Policies G1 and H3 and with the intentions of the NPPF (2018).

2. Application for approval of Reserved Matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be carried out in accordance with the application forms, the submitted Design and Access Statement and the following plans:

- Ref: 'Site Location Plan' (1/6)
- Ref: B/3129-201 'Proposed Site Plan' (3/6)

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Boston Borough Local Plan 1999 Policy G1.

5. Notwithstanding the details submitted within the supporting information the development shall include the following flood mitigation measures:

- Finished floor levels shall be set no lower than 3.2m above Ordnance Datum (AOD)
- Appropriate flood resistance and resilience measures shall be incorporated to no lower than 3.5m AOD

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason: To reduce the risk of flooding to the proposed development and future occupiers in accordance with the intentions of the National Planning Policy Framework,

6. Before each dwelling is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to accord with Boston Borough Local Plan 1999 Policies G1, G6 and H3.

7. No dwellings shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number B/3129-201 dated 19 October 2017 has been completed.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of Old Main Road and to accord with Boston Borough Local Plan 1999 Policies G1, G6 and H3.

8. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved by the local planning authority.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to accord with Boston Borough Local Plan 1999 Policies G1, G6 and H3.

9. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall:

(a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event,

with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

(b) Provide attenuation details and discharge rates which, unless agreed otherwise by the surface water receiving body, shall be restricted to 1.4 litres per second per hectare;

(c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and

(d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: In accordance with the details of the application and to ensure for the satisfactory, sustainable drainage of the site, to ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety amenity and convenience of the residents of this site and vicinity and to accord with Adopted Local Plan Policies G1 and G6. This is a pre-commencement condition as the drainage strategy is a fundamental part of the layout and the details need to be agreed prior to any form of development taking place.

10. All landscape works shall be carried out in accordance with the approved details within 6 months of the date of the first occupation of the first dwelling. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

Reason: In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires local planning authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Boston Borough Local Plan 1999 Policy G1.

11. A landscape management plan including management responsibilities and maintenance schedules of the public open space and school car parking area shall be submitted to and approved by the local planning authority before the occupation of any dwelling. The landscape management plan shall be carried out as approved thereafter.

	<p>Reason: To ensure the long term maintenance of the public open space and school car parking area in the interests of the amenity of residents and to accord with the objectives of Boston Borough Local Plan 1999 Policy H4</p> <p>12. Prior to the commencement of the development hereby permitted, a Construction Management Plan shall be submitted to the local planning authority for approval. The Construction Management Plan will prescribe where site accommodation and welfare facilities will be placed, where site vehicles and the vehicles of site personnel will be parked and where materials will be delivered and stored within the site. Construction of the permitted development shall be undertaken in accordance with the approved Construction Management Plan.</p> <p>Reason: In the interests of the safety and free passage of the public and to accord with the objectives of Boston Borough Local Plan 1999 Policies G1 and G6.</p> <p>13. The development shall proceed fully in accordance with the mitigation measures proposed within the submitted Ecology and Protected Species Survey prepared by Scarborough Nixon Associates.</p> <p>Reason: To ensure that protected species and their habitats are protected and to provide enhancements to provide biodiversity in accordance with Boston Borough Local Plan 1999 Policy G2.</p> <p>14. The development hereby permitted shall incorporate a parking area for a minimum of 27 vehicles for Old Leake Primary and Nursery School.</p> <p>Reason: In the interests of highway safety and to improve the character of the area in accordance with Policy G1 of Boston Borough Local Plan 1999 and the National Planning Policy Framework.</p> <p>In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework (2018) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>
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Item ID	4014
Item Title	PLANNING APPLICATION B 18 0428
Summary	<p>Conversion of garage and pigeon loft to form annexe accommodation including single storey rear extension following demolition of stock loft.</p> <p>7 Church Green Road, Fishtoft, Boston, PE21 0QG</p> <p>Mr Derek Thompson</p> <p>The Growth Manager presented the report to the committee and confirmed that the site plan in the pack issued had been incorrect and a correct plan had been provided for reference. Furthermore the Growth Manager confirmed that the reason the application was tabled was that the applicant was related to an officer of the Council.</p>

No representation was received in respect of this item.

It was moved by Councillor Paul Skinner and seconded by Councillor Jonathan Noble that the committee grant the application in line with officer recommendation subject to the conditions and reasons therein.

Vote: In Favour: 12. Against: 0. Abstention: 0

RESOLVED: That the application be granted in line with officer recommendation subject to the completion of the Section 106 Planning Obligation, the following conditions and reasons and the informative:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans;

- Site Location Plan 1:1250
- Proposed Elevations and Layout

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

3. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling referred to as '7 Church Green Road' as identified on the submitted plans.

Reason: The annexe would constitute sub-standard living accommodation if separately occupied as a dwelling to the host dwelling by virtue of its outlook and privacy which could not be safeguarded for two dwellings which would undermine amenity. This condition is in accordance with Boston Borough Local Plan 1999 Policies G1 and C01.

4. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Flood Risk Assessment, Version 1, October 2018, including the following mitigation measures detailed within the FRA:

- Finished floor levels set at a minimum of 500mm above existing Ground levels (2.8m ODN)
- Flood resistant construction techniques, a minimum of 300mm above predicted flood depth

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to accord with the objectives of Boston Borough Local Plan 1999 Policy H3 and National Planning Policy Framework 2018.

5. No windows, doors or other openings shall be inserted into the accommodation at first floor other than those shown on the 'proposed elevations and layout'.

Reason: In the interests of the amenity of adjoining occupiers in accordance with Policy G1 of the Boston Borough Local Plan 1999 and National Planning Policy Framework 2018.

Informative

You are advised to contact Witham Fourth Internal Drainage Board if there is any change to the surface water or treated water disposal arrangement stated in the application.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework (2018) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

It is recorded that Councillor Brian Rush absented from the meeting at this point in the proceedings.

Item ID	4015
Item Title	PLANNING APPLICATION B 18 0413
Summary	<p>Application for approval of reserved matters (matters including appearance, layout and scale) for the construction of hotel (Class C1), public house/restaurant (Class A4) and drive-thru restaurant (mixed use comprising class A1 and class A3) plus associated car parks and internal roadway</p> <p>Plots C and D, land adjacent to A16, Boston</p> <p>Mr Burney, Burney Estate Ltd</p> <p>The Growth Manager presented the report confirming there were no updates to the report tabled.</p> <p>No representation was received in respect of this item.</p> <p>It was moved by Councillor Jonathan Noble and seconded by Councillor Paul Skinner that the committee grant the reserved matters application in line with officer recommendation subject to the conditions and reasons therein.</p> <p>Vote: In Favour: 11. Against: 0. Abstention: 0</p>

RESOLVED: That the application be granted in line with officer recommendation subject to the following conditions and reasons:

1. The development hereby permitted shall be begun before the expiration of two years from the date of this approval.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location plan ref 3606_PL101
- Proposed site plan plots C and D ref 3606_PL102A
- Proposed floor plan -drive thru restaurant ref 3606_PL103
- Proposed elevation- drive thru restaurant ref 3606_PL104
- Proposed floor plan – pub restaurant ref 3606_PL105
- Proposed elevation- pub restaurant ref 3606_PL106
- Proposed floor plan – Travel Lodge ref 3606_PL107B
- Proposed elevation –Travel Lodge ref 3606_PL108B

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

3. No development shall take place above ground level until details are Submitted to and approved in writing by the Local Planning Authority that shows the provision of electrical charging points within the application site. The electric charging points as may be approved shall be installed in accordance with timescales to be approved in writing and shall be retained thereafter.

Reason: To ensure the satisfactory provision of electric charging points within the site and to accord with the objectives of sustainable development as contained within the National Planning Policy Framework (2018).

4. No development shall take place above ground level until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out entirely in accordance with the approved details. The scheme shall include

- a) boundary treatment
- b) hard surface materials
- c) planting schedules (species, sizes densities)
- d) existing trees to be retained/removed

Reason: In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Boston Borough Local Plan 1999 Policy G1.

- 5 All landscape works shall be carried out in accordance with the approved details within 6 months of the date of the first occupation of any building or completion of development whichever is the sooner. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.
- Reason:** In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. This condition accords with Policy G1 of the Boston Borough Local Plan 1999.
6. The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated October 2018, ref. 2150/RE/08-18/01 Revision B, including the following mitigation measures set out within the FRA:
- Finished floor levels of the plot D Travelodge to be set no lower than 4.10m AOD
 - Finished floor levels of the plot C pub/restaurant to be set no lower than 4.00m AOD
 - A flood warning and evacuation strategy to be implemented
- Reason** To reduce the risk and impact of flooding to the development and future users and to accord with the objectives of the National Planning Policy Framework (2018).
7. Before the drive thru restaurant is opened to the public, details of the proposed odour extraction system shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out before the drive thru restaurant is open to the public and shall be retained in that form thereafter.
- Reason:** In the interests of residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.
- 8 Before the public house/restaurant is opened to the public, details of the proposed odour extraction system shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out before the public house/restaurant is open to the public and shall be retained in that form thereafter.
- Reason:** In the interests of residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.
- 9 Before any of the buildings hereby approved are erected above ground level, the details of the proposed external materials to be used for each respective building shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved.
- Reason:** No such details have been submitted, in the interests of amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.

	<p>10 Before any development is carried out above ground level, details of the proposed external lighting for each of the proposed car parking areas shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out before each of the car parks are brought into use and retained as approved.</p> <p>Reason: No such details have been submitted, in the interests of amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.</p> <p>11 The premises hereby approved shall be open to the public only during the following hours:</p> <ul style="list-style-type: none"> • Drive thru restaurant- 5am – 11pm Mondays to Sundays • Public House/restaurant- 6am to 11pm Mondays to Sundays <p>Reason: In the interests of residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.</p> <p>In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework (2018) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p> <p style="text-align: center;">It is recorded that Councillor Brian Rush re-joined the meeting at this part in the proceedings.</p>
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Item ID	4016
Item Title	PLANNING APPLICATION B 18 0434
Summary	<p>Outline application with all matters reserved (access, appearance, landscaping, layout and scale) for up to 9 residential dwellings</p> <p>Land at Puttock Gate, Fosdyke, Boston</p> <p>Mr A Mowton</p> <p>The Growth Manager presented the report confirming there were no updates to the report tabled.</p> <p>Representation was received from the applicant’s agent Mr Finch which included:</p> <p>Fosdyke had been considered in the emerging local plan as unsuitable for allocation of development, despite its proximity to the A17. Yet in the previous 12 months approvals had been granted for schemes on the periphery of the village and the application under consideration was adjacent to, and opposite to, the settlement boundary as proposed in the emerging plan. The character of Fosdyke was ribbon development with only one housing estate in the village on Snaith Road. The roads radiating from the old main road into open countryside to the north and east were rural and narrow in character and acted as a natural constraint to the</p>

development. The application site was located along the north side of Puttock Gate close to the junction with the old main road and had established housing along the southern side. There was a satisfactory width to permit passing of vehicles and a footpath and street lighting. Puttock Gate did narrow as it left the built up area beyond the application site leading to the nearby sports field and social club. The application was a logical opportunity to enhance and maintain the vitality of the village with the indicative layout demonstrated that the site could be satisfactorily developed to present a quality scheme with a variety of housing and good separation: it would not cause substantial harm to residential amenity of neighbouring properties. The single objection lodged could be dealt with at reserved matters stage. The Parish Council had no objection subject to one concern in respect of the open drain to the site frontage. Pairing of driveways allowed a pull-in area for delivery vehicles and retention of the verge and drain would avoid an urban engineered frontage. It further set the development back into the site with the front boundaries being defined with native hedgerows and tree planting reflecting a rural character. Each plot had ample parking and turning areas. Members were referred to paragraph 7.18 of the report which stated that the application was considered not be contrary to policies G1 and H3 but under paragraph 10.1 it stated the application did not satisfy G1 which was carried over into the signal for refusal.

It was moved by Councillor Yvonne Stevens that the application be granted contrary to officer recommendation but the motion was not seconded.

It was moved by Councillor Jonathan Noble and seconded by Councillor Brian Rush that the committee refuse the application in line with officer recommendation for the reasons therein and to also include the reason for refusal to include policy H3.

Vote: In Favour: 11. Against: 1. Abstention: 0

RESOLVED: That the application be refused in line with officer recommendation for the following reason:

- 1 The application site is located outside of the settlement boundary of Fosdyke as defined in the Boston Borough Local Plan 1999 and within an area defined as 'countryside'. This development will extend the built up area of the village creating an awkward and alien encroachment within this flat, rural landscape. The development would also consolidate the surrounding urban environment with the existing residential development to the south and the resultant effect would substantially erode the character and appearance of the countryside and open rural landscape. This scheme will therefore promote an unsustainable pattern of development in this area and any benefits the development may provide relating to the supply of housing in the area and local economic benefits would be significantly and demonstrably outweighed by its adverse effects. The application is therefore contrary to the objectives of Local Plan Policies C01, H3 and G2, Policy 1 of the emerging South East Lincolnshire Local Plan and the environmental dimension of sustainable development

as contained within the National Planning Policy Framework (2018).

Refused drawing numbers Location plan ref PUT01/pl 001

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework (2018) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

It is recorded that Councillors Peter Bedford and Stephen Woodliffe absented from the meeting at this point in the proceedings.

Item ID	4017
Item Title	PLANNING APPLICATION B 18 0012
Summary	<p>Outline application with some matters reserved (scale, appearance and landscaping) for proposed residential development of up to 83 no. dwellings</p> <p>Land to the East of White House Lane, Fishtoft, Boston, PE21 0BH</p> <p>Messr John T & Peter R Woods</p> <p>The Growth Manager presented the report confirming that it had been presented to committee in July and had been re-presented to committee due to the completion of the legal agreement. Since the time of the initial submission the NPPF had been updated along with the SELLP which now required significant weight being given in respect of policies. The site had been identified within the SELLP for housing. The only update within the report was under section 5 to take account of the significant weight now given to policy 1. At the initial submission, committee had resolved to approve the development and members were advised that unless the committee concurred that there was a change in the material planning considerations, which would warrant a different resolution, permission should be granted as previously.</p> <p>The Growth Manager then confirmed that she had received a signed copy of the agreement and the decision would be issued once all final stages had been addressed.</p> <p>No representation was received in respect of this item.</p> <p>It was moved by Councillor Paul Skinner and seconded by Councillor James Edwards that the committee grant the application in line with officer recommendation subject to the proviso of the signing of the 106 agreement and subject to the conditions and reasons therein:</p> <p>Vote: In Favour: 8. Against: 1. Abstention: 1</p> <p>RESOLVED: That the application be granted in line with officer recommendation subject to the signing of the 1 agreement and subject to the following conditions and reasons:</p>

1. No development shall commence until details of the appearance, landscaping and scale of the development (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

Reason: This is an outline application only and such details must be approved before development commences in order to comply with the objectives of Boston Borough Local Plan 1999 policies G1 and H3, and required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be carried out in accordance with the following plans and details:

- Location Plan (2451-03) (1/3)
- Proposed Site Layout (2451-04 Revision B) (2B/3)

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Boston Borough Local Plan 1999, Policy G1.

5. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), undertaken by Unda Consulting Limited 'Flood Risk Assessment and Surface Water Drainage Strategy for Planning, Reference 87534, dated March 2018, and the following mitigation measures detailed in the FRA:

Either

- No living accommodation located on the ground floor, which shall be restricted to garage, WC and utility room only.

Or

- Finished floor level of the dwellings set no lower than 3.2m AOD
- Flood resilient and resistant construction techniques incorporated up to a height of 300mm above predicted flood level; and
- Demountable defences provided to a height of 600mm above finished floor level to cover all external ground floor doors.

Each of the dwellings must be a minimum of 2 storeys. The mitigation measures shall be implemented prior to occupation and shall subsequently remain in place.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with the National Planning Policy Framework 2018.

6. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include (though not be restricted to) the following details:
- a) a traffic management plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns (including the earliest and latest times, and the suspension of trips during peak traffic times)
 - b) measures to minimise and control noise, vibration, dust, dirt and fumes during the development period
 - c) details of onsite parking facilities for both visiting construction vehicles and deliveries and workers on the site
 - d) the loading and unloading arrangements for heavy plant and machinery and materials
 - e) the location of storage of plant and materials used in constructing the development
 - f) measures to avoid disturbance to nesting birds and other wildlife
 - g) measures to prevent mud being deposited on the surrounding highway
 - h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - i) a programme for the implementation of all of the above items.

Reason: To minimise the impact of the development during the construction period, and to accord with Policy G1 of the Boston Borough Local Plan 1999.

7. A scheme for the provision of electric vehicle recharge points at a minimum rate of one per dwelling shall be installed and operational prior to the occupation of the dwellings and shall be retained thereafter for that purpose.

Reason: In compliance with the National Planning Policy Framework 2018.

8. A detailed landscape plan/report shall be submitted to the Local Planning Authority for approval in writing showing:

- a minimum of 0.28 hectares of public open amenity space in accordance with the Planning Statement which demonstrates how it maximises its amenity value for future occupiers of the application site;

- proposed play equipment
- the proposed landscaping of the area; and
- Ecological enhancements.

The approved public open space shall be made available for use and ecological improvements provided, before 50% of the dwellings hereby permitted are first occupied. The public open space shall not at any time be incorporated within the curtilage of a dwelling and shall be retained for its permitted use thereafter. The development shall be carried out in accordance with the approved details.

Reason: To provide an appropriate amount and satisfactory design of public open space and play provision within the development and to accord with the objectives of policy H4 of the Boston Local Plan 1999. To provide an acceptable layout and ecological enhancements for the swale to accord with the objectives of Policy G1 of the Boston Local Plan 1999 and National Planning Policy Framework.

9. The Reserved Matters application shall include details of the provision of a 1.8 metre wide footway, together with suitable means of collection, conveyance and disposal of highway surface water run-off, along the entire White House Lane frontage of the application site.

Reason: To ensure the provision of safe and suitable means of pedestrian access to the development hereby permitted and to ensure the highway surface water run-off that presently infiltrates into the highway verge, is suitably managed once the development is constructed in accordance with the National Planning Policy Framework 2018 and Policy G3 of Boston Borough Local Plan 1999.

10. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details which shall be submitted to and in writing by the Local Planning Authority.

Reason: In the interests of safety of users of the public highway and the safety of users of the site in accordance with the National Planning Policy Framework 2018 and Policy T1 of the Boston Borough Local Plan 1999.

11. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles, and an assessment of the hydrological and hydrogeological context of the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to an including the 1 in 100 year critical storm event, with an allowance for climate change, from

all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse systems without exceeding the run-off rate for the undeveloped site;

- b) Provide attenuation details and discharge rate which unless agreed otherwise with the surface water receiving body shall be restricted to 1.4 litres per second per hectare;
- c) Provide details of the timetable for any phasing of implementation for the drainage scheme; and
- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system through its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing.

Reason: To ensure that residents of the development permitted, neighbouring properties and neighbouring land are not adversely affected, by reason of flooding, by the construction of the development in accordance with Policies G1 and G6 of the Boston Borough Local Plan 1999.

12. No more than 83 dwellings shall be erected on this site.

Reason: To define the permission and to accord with Boston Borough Local Plan 1999, Policy G1.

13. Before each dwelling is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure safe access to the site and each dwelling in the interests of residential amenity, convenience and safety and to accord with Boston Borough Local Plan 1999, Policy G6.

14. No dwellings shall be commenced before the first 60 metres of the estate road from its junction with the public highway, including visibility splays as shown on drawing number 2451-04 revision B been completed.

Reason: In the interests of safety of the users of the public highway

and residents of the permitted development and to enable construction and material delivery vehicles and the vehicles of construction personnel to wait clear of the carriageway of White House Lane in accordance with Policy G6 of the Boston Borough Local Plan 1999.

15. If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement stating a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

Reason: To ensure all contamination within the site is dealt with and to accord with Boston Borough Local Plan 1999 saved Policy G1.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Framework (2018) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the borough.

INFORMATIVES:

- 1 Please refer to 'Improving Flood Performance of New Buildings – Flood Resilient Construction' (DCLG, 2007) for information on flood resilience and resistance techniques.
2. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

It is recorded that Councillors Stephen Woodliffe re-joined the meeting at this part in the proceedings and that Councillors Brian Rush and Claire Rylott absented from the meeting.

Item ID	4018
Item Title	PLANNING APPLICATION B 18 0468
Summary	<p>Application for prior approval for the erection of a cold store</p> <p>Windy Ridge, Kirton Holme, Boston, Lincolnshire, PE20 1TW</p> <p>Mr Mark Nundy</p> <p>The Senior Planning Officer presented the report and confirmed that it was presented as the applicant was related to an officer of the Council.</p>

Members were advised that two objections had been received following issue of the agenda, one from a dwelling called Monash and one from a dwelling called Montana. Concerns noted increase in heavy goods vehicles accessing the site adding to localised pollution, increased noise levels and additional loss of visual amenity.

No representation was received in respect of this item.

It was moved by Councillor James Edwards and seconded by Councillor that committee agree the officer recommendation for the reasons provided therein.

Vote: In Favour: 9. Against: 0. Abstention: 0

RESOLVED: That the application be granted in line with officer recommendation subject to the following conditions and reasons

That the Planning Committee resolve that they are minded to determine that 'prior approval is not required' for the proposed agricultural building subject to no further objections are received as a result of publicity of this application which would warrant re-consideration of this application or require prior approval to be required.

Following Committee's determination, in view of the comments received from the adjoining neighbours at Montana and Monash, it was determined to issue the decision as prior approval required and given. This ensures that the siting in particular, is controlled for this development, this ensuring the building is sited as shown on the plans and away from the bungalows.

Item ID	4019
Item Title	LEGISLATIVE UPDATE REPORT
Summary	<p><i>(it is recorded that this report was tabled prior to committee adjourning at 1245 hours with all members in attendance.)</i></p> <p>The Growth Manager presented the report to committee advising she felt it would be useful to committee to table reports on relevant items, in order to assist in both development and decision making.</p> <p>Committee noted the reporting, discussed the content and agreed similar reporting would be welcomed.</p>

Item ID	4020
Item Title	DELEGATED DECISION LIST
Summary	Committee noted the report.