

Present:

Chairman: Councillor Sue Ransome

Vice-Chairman: Councillor Claire Rylott

Councillors: Peter Bedford, Michael Cooper, James Edwards,
Jonathan Noble, Brian Rush, Paul Skinner and
Yvonne Stevens

Officers: Growth Manager, Legal Officer Planning and Democratic
Services Officer

89 APPOINTMENT OF CHAIRMAN

Councillor Sue Ransome was appointed Chairman of the committee, Councillor Claire Rylott was appointed Vice Chairman of the committee.

90 APOLOGIES

Apologies for absence were received from Councillor Alison Austin with Councillor Richard Austin substituting. Apologies were also tabled by Councillors David Brown and Elizabeth Ransome with no substitute members.

91 MINUTES

With the agreement of the committee the Chairman signed the minutes of the previous meeting held on the 12 March 2019

92 DECLARATION OF INTERESTS

Standing declarations of interests were tabled for:

Councillors Tom Ashton and Paul Skinner in their roles as a member of Lincolnshire County Council.

Councillors Michael Cooper, Claire Rylott and Sue Ransome in their roles as members of the South East Lincolnshire Local Plan.

Councillors Peter Bedford and Michael Cooper in their roles as representatives to the Internal Drainage Boards.

No individual declarations of interest were tabled.

93 PUBLIC QUESTIONS

No public questions were tabled.

94 PLANNING APPLICATION B 18 0355

Change of Use from dwellinghouse (Class C3) to hotel and sandwich shop (Sui Generis) and the construction of a two storey rear extension

The White House, Marsh Lane, Boston, PE21 7SJ

Mr J Hobbs

The Growth Manager presented the report and referenced certain content of the written submission made by the Councillor Alison Austin, the committee member who had called the application in:

Committee were advised that it could not put a condition on any area outside of the application site; nor could it control legislation under another department's control and, that whilst there had been enhancements to the site already, they had all been under permitted development rights.

The Growth Manager further confirmed that the building was not listed; that had there been any cause for concern in respect of flood issues the Environment Agency would have addressed them in their response, and finally, that whilst an advisory could be added to any decision, it was just that – advice, and it was not enforceable on either the current applicant or any future developer of the site.

Representation was received by the applicant Mr Hobbs which included:

After advising committee of his experience of development over a number of years in Peterborough, Mr Hobbs stressed he felt Boston had great potential for development and in particular, for such an establishment as he was proposing. Referencing the application site, he stated that the industrial area had actually grown up around the house, resulting in it no longer being suitable for a domestic home. The industry, noise and the volume of traffic which now surrounded the house made it highly unsafe for a family to live in. Mr Hobbs advised that his target customers would be primarily construction site workers working within the immediate industrial estate, and also at up and coming sites across the borough. He stressed that having carried out investigations, he had evidence of the need for such an establishment, having been made aware that a number of contractors had no option but to travel on a daily basis, due to the lack of affordable accommodation.

Members were asked to recognise that the sandwich shop facility would provide the whole industrial site with a food outlet, whilst at the same time, alleviating the congestion and parking problems at the nearest food outlet on the corner of London road at a very busy junction with the A16.

Concluding Mr Hobbs confirmed he would be providing all year round employment with receptionists; cleaners and food operatives and that by developing the property he would be providing affordable accommodation and food.

It was moved by Councillor Brian Rush and seconded by Councillor Yvonne Stevens that the application be granted in line with officer recommendation, subject to the conditions and reasons therein.

Vote: Unanimous in favour of granting.

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

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 and retained in accordance with the following plans:

- Ref: 2934/01 - Location plan scale 1/1250
- Ref: 2934/06 Rev. C - Proposed Block Plan
- Ref: 2934/07 Rev. B Elevations
- Ref: 2934/08 Rev. C Ground Floor Layout
- Ref: 2934/09 Rev. C First Floor Layout
- Ref: 2934/10 Rev. B Proposed Visuals

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Policy 2 of the South East Lincolnshire Local Plan 2011-2036.

3 The hotel hereby approved shall not be brought into operation until a scheme for protecting occupiers of the hotel from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a noise assessment carried out by a suitably qualified acoustic consultant to assess the local noise environment and thereafter recommend appropriate glazing and ventilation requirements. All works, which form part of that scheme, shall be completed before any of the rooms are first occupied and retained thereafter.

Reason: To protect the occupants of the proposed hotel from noise in accordance with Policies 3 and 30 of the South East Lincolnshire Local Plan 2011-2036.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

95 DELEGATED DECISION LIST

Members noted the report.

96 APPEALS DECISION REPORT

Members noted the report.

The Meeting ended at 10.35 am