



# B O S T O N

## B O R O U G H C O U N C I L

REPORT TO:	PLANNING COMMITTEE
DATE:	28 MAY 2019
SUBJECT:	PLANNING COMMITTEE ANNUAL REPORT 2018 - 2019
PORTFOLIO HOLDER:	Post not ratified at time of issue of agenda.
REPORT AUTHOR:	DEMOCRATIC SERVICES
EXEMPT REPORT?	NO

### **SUMMARY**

To support the principles of the Member Development Charter, Democratic Services produce an end of final year report for each committee within the Council.

This report details the workload and activity of the planning committee throughout the previous year and monitors the reporting of new practices and changes to legislation relevant to the committee's decision making.

This report provides an insight into the activities of the planning committee, for any new members onto the committee, following the recent election. It provides an account of the actual committee meetings and the decision making by the members throughout the year.

### **RECOMMENDATIONS**

1. That the committee receive the report and refer it to Full Council for approval and publication on the Council's website.

### **REASONS FOR RECOMMENDATIONS**

To ensure the committee is confident in its continuing responsibilities; to identify if necessary any areas for enhanced training requirements and to allow members the opportunity of monitoring the results of their decision making.

To provide an account of the committee with the opportunity to input suggestions for improvements to the annual committee report.

### **ALTERNATIVES CONSIDERED**

Not to consider the report

**FINANCIAL IMPLICATIONS**

None

**LEGAL IMPLICATIONS**

None

**ANY OTHER IMPLICATIONS**

None

**CONSULTATION**

Consultation in respect of the production of this report has taken place with the Portfolio Holder Councillor Michael Cooper (Portfolio Holder for the year 2018 – 2019) and the Growth Manager Mrs Lisa Hughes.

**APPENDICES**

Appendices are listed below and attached to the back of the report: -

APPENDIX A

Annual Planning Committee Report 2018 – 2019

**BACKGROUND PAPERS**

None

**CHRONOLOGICAL HISTORY OF THIS REPORT**

None



# **Boston Borough Council**

## **Planning Committee**

**End of Final Year Report**

**May 2018 – April 2019**





# Introduction

Boston Borough Council's Planning Committee sits every four weeks throughout the municipal year scheduling additional meetings as required.

Committee meetings are held on a Tuesday at 1000 hours and many are attended by members of the public, either in a capacity to speak on a specific application, or to view the proceedings with a general interest.

The committee consists of a cross party representation of 13 members from the political groups within the Council. As a regulatory committee of the Council, the planning committee has decision making powers and as such, its members have a responsibility to make their final decisions based on planning policy and regulation alone, and not based on political direction.

It is a pre-requisite for membership of this committee that all Councillors who sit and determine the applications, are trained in all aspects of planning policy and legislation.

Comments on the activity of the committee over the year 2018-2019 by the Portfolio Holder Councillor Michael Cooper:

*“Not only have the planning committee members had a very wide range of diverse planning applications to consider throughout the year, they have also taken on board significant changes in policy and legislation to ensure their decision making has been consistently robust.*

*Certain planning applications can be controversial, causing upset and concern for residents, and the committee members whilst being mindful of any emotive representation they may receive, are neutral in their decision making in line with planning policy.*

*Being a non-political committee I am pleased to confirm that throughout the year, the committee members have worked collectively, in a considered manner, in their determination of the applications. Site visits have taken place which always prove beneficial to members and deferrals for legal advice for further information are made when necessary. Appeals decisions have in the majority been in favour of the Committee, underlining the original decision making of the committee.*

*In conclusion I would like to thank all the supporting staff on this committee who always enable each meeting to be structured in a professional manner, reflecting the seriousness of the decision making taking place.*



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Councillor Michael Cooper.  
Leader of the Council and  
Portfolio Holder for Development and Planning





# PLANNING COMMITTEE

## How a planning application gets to committee:

When a planning application is received there are two ways in which Boston Borough Council's Planning Department can action it:

1. It can be decided under Delegated Powers which are given to senior experienced officers with sufficient knowledge of planning policy, case law and legislation, to be able to reach a professional decision. This practice is paramount in ensuring that the authority does determine the large number of applications it receives within any municipal year, within the statutory time limits.

The above practice is used on applications which are fairly straightforward and have not been subject to public interest, are not of a nature to be contentious and do not depart from the local and national planning policies.

2. It can be deemed suitable for full committee determination.

This practice is used on applications by a Council Officer or Boston Borough Council Elected Member; applications which have generated significant public interest or may be contentious in nature and also applications which may be contrary to the local plan and depart from policy.

Furthermore:

- Ward Members are notified of all planning applications submitted relating to an address within their Ward and given the opportunity to request that an application be referred to the committee for determination. However, the Ward Member should give clear planning reasons for the need for the application to be determined by the committee. There is an expectation within the planning code of conduct that when a member makes such a request, they address the meeting in their role as Ward Member.
- When an application is deemed to be particularly contentious or the impact of the proposal is difficult to visualise from plans and photographs, officers will seek the committee's official agreement to convene an official committee 'site visit' prior to the application being tabled for determination.

A site visit forms part of the 'committee meeting proper'. It is held under full protocols and in line with the authority's planning code of conduct, only members who attend the visit may determine it at the committee meeting.

# PLANNING COMMITTEE

## What happens at the planning committee meeting?

The agenda is published five clear working days before the meeting on the Council's website. Hard copies are available at reception or on request.

Each report produced on a planning application, contains a recommendation for determination by the report author, which has been achieved based on assessment against policy and all material considerations. It is however only an officer recommendation, which can be over-turned in line with reasons aligned to the Local Plan or the National Planning Policy Framework.

Public representation is permitted on all planning applications and all speakers must have registered to speak by 1200 noon on the day before the meeting.

Speakers (*with the exception of ward members*) are subject to timing constraints when addressing the committee.

The Chairman will open the meeting at 1000 hours and address the preliminary items under part 1 of the agenda including apologies for absence and declaration of interests.

Part 2 of the agenda is then introduced:

1. The reporting officer will present the planning application both visually and verbally concluding with their recommendation for determination.
2. Verbal representation is then received in respect of the application in the following order:
  - a) Public objection to the application
  - b) Public support of the application
  - c) Representation by the applicant and/or their agent
  - d) Parish Council representation
  - e) Address by the Ward Member

Once a speaker has addressed the Committee, they must return to their seat in the public gallery. Open discussion between committee members and members of the public is not permitted.

3. Before inviting the committee members to deliberate and decide the application, the Chairman will invite the reporting officer to address any planning specific issues which may have been raised during the public representation.

If necessary, they may also seek any legal advice from the Legal Officer in order to ensure clarity of any issue ahead of members' deliberation.



4. The Chairman will open the session for deliberation, to enable committee members to determine the application.

Committee members may seek advice from officers (planning and legal) on any area of the application in order to allow them to make an informed decision.

5. On consideration of the application and in their determination of it, committee have the following options:
  - a. The application can be granted or refused, as per the officer recommendation within the report.
  - b. The application can be granted or refused, *contrary* to the officer recommendation within the report. On such occasions material planning reasons *must* be provided for the overturn of the officer recommendation.
  - c. In the event that the committee feel they need to have sight of the application location, they can defer the application 'for an official committee site visit'.
6. As a decision making committee all motions are subject to being moved and seconded and an official vote taken: in the event of a tied vote the Chairman of the committee has the right to cast a deciding vote.
7. Once all the planning applications have been determined, all other matters on the agenda are addressed. This can include a variety of reporting which could contain notification of changes to planning legislation and policy; consideration of Tree Prevention Order's and any consultation submissions.

Each agenda then tables two standing items concluding its business of the day:

1. A rolling update on appeal decisions received.
2. A rolling update report on items determined via delegated powers.

Whilst a planning decision is made at the committee meeting, it does not come into effect until the Decision Notice and associated documents are despatched by the Planning Authority.

When a planning application is refused, the applicant does have the right to appeal the decision through the Planning Inspectorate who will independently consider the application and then make a final decision. An applicant may also appeal against any conditions that are attached to a grant of permission.

# PLANNING COMMITTEE

## Facts, Planning Applications and Reports

- Boston Borough Council's Planning Committee sat on 12 occasions throughout the municipal year 2018- 2019.
- Only one scheduled meeting was cancelled on the 30 April 2019.
- The committee undertook one official site visit:

Planning Application B 17 0130 (*resubmitted*) was deferred at the meeting of the 14 July 2018, on concerns noted by many members in respect a loss of amenity and the nature of occupation for work as against tourism.

The official site visit took place at 0900 hours on the morning of the following committee meeting on the 21 August 2018, at the location of the application site at Shaw Lane, Old Leake, Boston.

The application was recommended to grant by the officer, but was refused contrary to officer recommendation, on the reason it contravened Policy G1 in that it would substantially harm the amenity and general character of the area.

*Members agreed the benefit of the site visit in assisting them in reaching their determination of this application, validating their decision for the site visit.*

It is noted that this decision is currently under appeal and being considered by the Planning Inspectorate.

- The committee deferred a further two planning applications at their meeting on the 29<sup>th</sup> May 2018, following the outcome of an appeal decision, which directly impacted on the applications tabled and the officer recommendation at that point in their deliberations:
  - Planning Application B 18 0144 Ye Olde Red Lion Bicker
  - Planning Application B 18 0045 Lacey's Lane Leverton.

Committee agreed that legal advice be sought in respect of the appeal decision and that the applications be returned for deliberation in line with any outcome from the appeal decision.

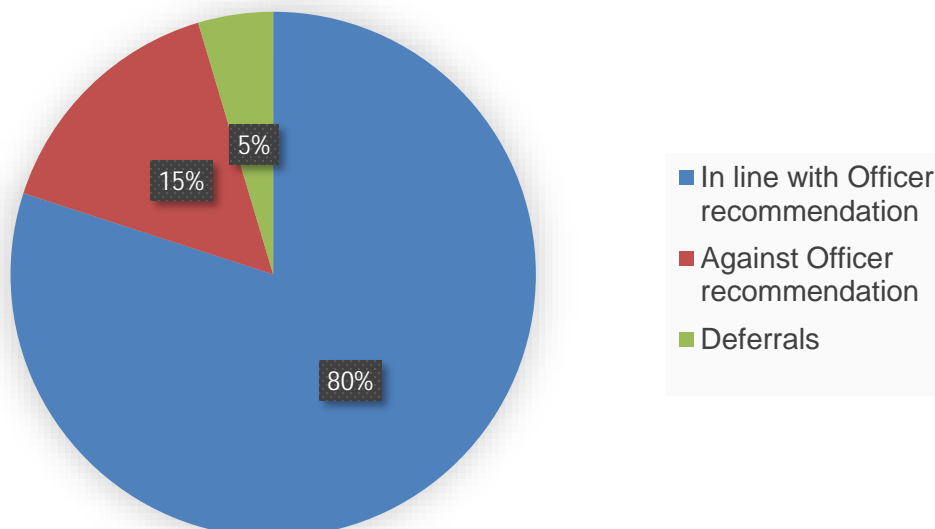
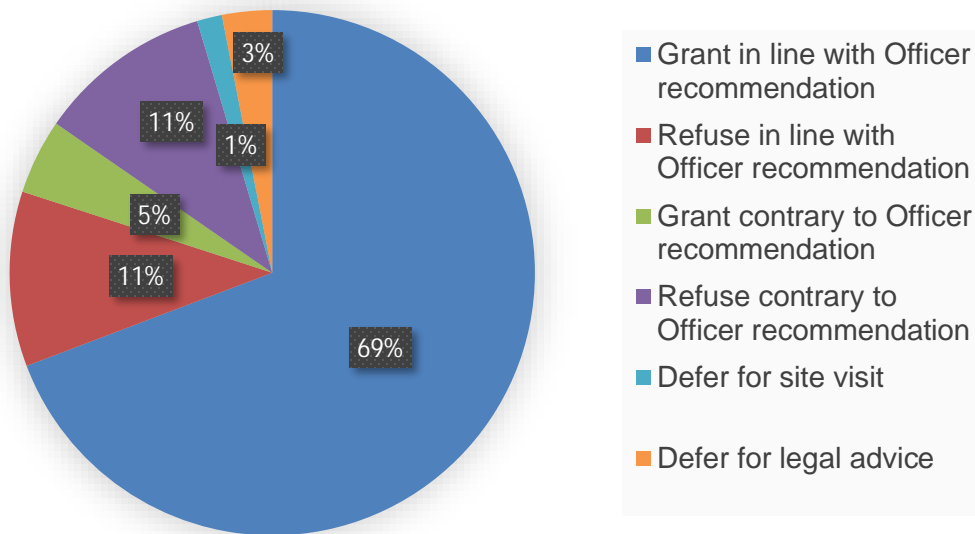
Both applications were returned at the following committee meeting on the 26 June 2019 and both were granted in line with officer recommendation.

# PLANNING COMMITTEE

## Planning Applications:

The Planning Committee determined 65 planning applications over the 12 meetings which includes the three deferrals and re-submissions.

- 45 applications were granted in line with officer recommendation
- 7 applications were refused in line with officer recommendation
- 3 applications were granted contrary to officer recommendation
- 7 applications were refused contrary to officer recommendation
- 1 application was deferred for an official site visit
- 2 applications were deferred for additional legal advice



# PLANNING COMMITTEE:

## Appeals Decisions:

Throughout the municipal year Boston Borough Council received 9 appeal decisions in respect of decisions made by the Planning Committee.

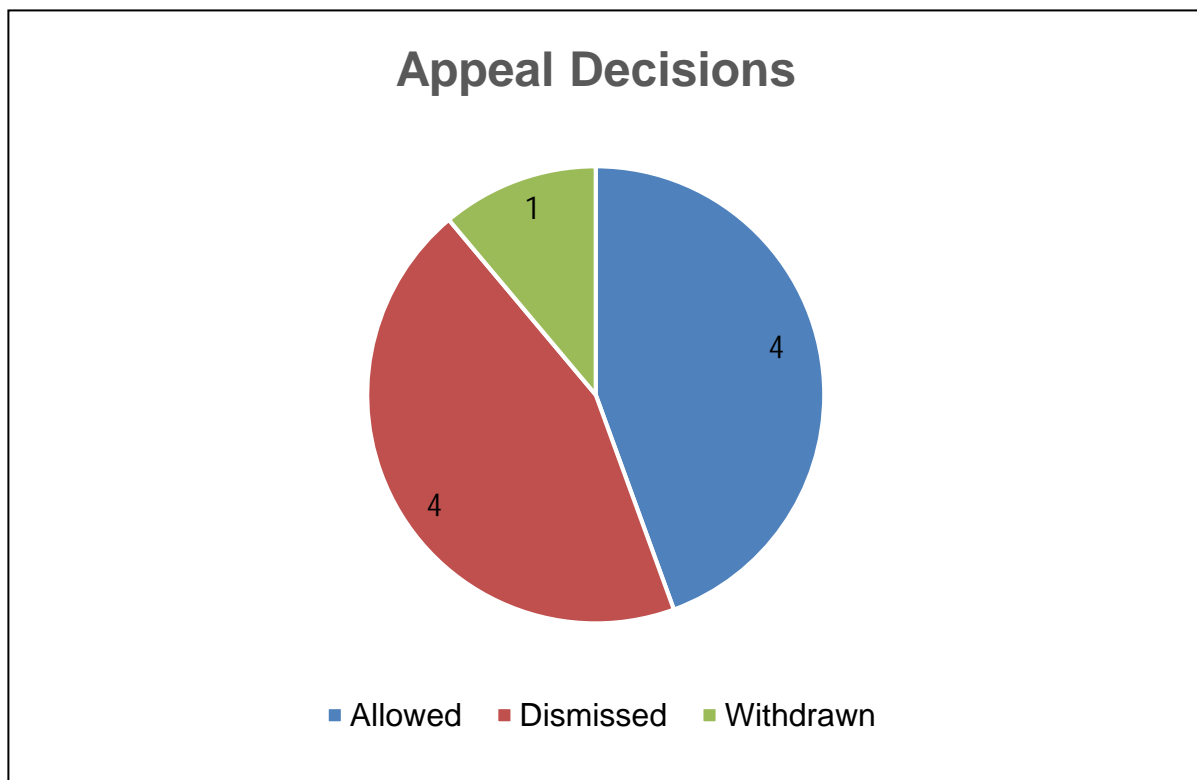
Out of the nine 4 of the appeals were upheld by the Inspector and 4 were dismissed supporting the decision of the committee.

The remaining appeal was withdrawn prior to being determined by the Planning Inspectorate following a further planning application being submitted by the appellant. The original report for the appeal had been recommended for approval by officers.

Planning Committee determined 3 of the applications that were appealed.

2 of these had been recommended for approval by Officers, the other for refusal.

The Inspectorate allowed 1 of these and upheld the other decision, dismissing the appeal.



## Additional reporting

In addition to planning applications the committee also received a variety of reporting:

### **Planning Application Validation Check List.**

Presented by the Growth Manager the committee were advised that the Council currently validated planning applications in accordance with a national list, which required very little information to be submitted in order to make the application valid. The result due to the lack of information often led to delays in the processing of many applications causing frustration to applicants and increased costs to the Council. The proposed check list allowed significantly more information to expedite the application and a shortened version had been produced for householders.

Committee agreed the officer recommendation and noted the proposed check lists; agreed that the checklists would be subject to consultation for a minimum of 6 weeks and that a report on the consultation responses would be returned to the planning committee.

The Check Lists were adopted at the January 2019 committee meeting.

### **NPPF Update**

Presented by the Growth Manager, committee were asked to note the updated National Planning Policy Framework (NPPF) 2018 which had been published by the Government on the 24<sup>th</sup> July 2018 and had come into immediate effect. The amended framework identified a number of changes against the 2012 version and in line with the officer recommendation committed noted and received the updated framework.

### **Pre-application Protocol**

Presented by the Growth Manager the committee were advised that the protocol which included a table of charges had been reviewed, following the last review in July 2017. Changes had been made and the review satisfied the commitment to monitor the protocol. Committee agreed the officer recommendation and resolved to recommend to Cabinet that the Council:

- Increase fees for pre-application advice
- No longer providing informal responses to 'Do I need planning permission...' enquiries and requiring the submission of Lawful Development Certificates
- Provide a fee schedule of charges for larger schemes (typically over 51+ dwellings) and for those applications where the applicant specifically requests an enhanced service.
- Updates the Pre-application Protocol.

### **Heritage Strategy**

Presented by the Head of Place the report advised that due to increase recognition at national level of Boston's significant medieval and Georgian historic environment there was a need for a strategy to set out the aims and objectives of the Council to restore, protect and share the heritage and also safeguard its future.

The committee resolved to recommend to Cabinet that the Council agree and endorse the updated strategy.

### **Conservation Area Plan.**

The Head of Place presented the report to the committee advising that Boston Town Centre was first designated as a Conservation Area in 1969, one of the earlier designations as the first Conservation Area designated in the country had been Stamford in 1967. The importance of the plan ensured the future protection and improvement across the area. That the committee resolved to recommend to Cabinet that the Council agree and endorse the updated strategy.

### **Case Law Update**

The Growth Manager presented the report confirming that Council received regular updates on new and changes to legislation, policy and guidance as well as relevant case law. Those that were most applicable to the Planning Committee in the determination of planning applications were presented for Members information. A recent case - **R. (Tate) v Northumberland CC [2018] EWCA Civ 1519** was of particular relevance and tabled for members reference.

Committee noted the report and agreed the benefit of receiving such reporting.

### **STANDING ITEMS**

To enable committee members to monitor all applications actioned via the planning department, one of the standing items at the end of each agenda is the Delegated Decision List which identifies all the decisions made by the officers on the applications not tabled through the committee.

A second standing item was added to the agenda during this municipal year. A monthly report on appeal decisions was produced and welcomed by the committee allowing them to monitor the appeal decisions monthly as against receiving reporting updates occasionally throughout the year.

### **NEW POLICY:**

Boston Borough Council adopted the South East Lincolnshire Local Plan 2011 – 2016 on the 8<sup>th</sup> March 2019 – a joint Local Plan with its neighbour South Holland District Council.

The new Joint Local Plan replaced the old existing Local Plan in determination of all planning applications.

Full training was undertaken with all members of the Planning Committee where the new plan was considered fully in determining planning applications.”

## PLANNING COMMITTEE MEETINGS 2018 / 2019

Attached identifies each planning committee meeting throughout the year and provides a breakdown of the voting.

It provides information in respect of the items granted / refused and also those decided contrary to officer recommendation.

Key: F = Voted in favour of the decision  
AG = Voted against the decision  
AB = Abstained from voting  
**U\*** = Unanimous Vote.

\*the number of voters on a 'unanimous vote' may not reconcile with the number of votes on other items on that day's agenda: committee membership fluctuates during the meeting, dependent on members absenting, arriving late or leaving early or standing down to speak as ward members on an application.

When the **U** is shown – it is correct at the number of members in session at that time of the meeting.

Application. & Site Location.	Officer Rec.	Committee Decision.	F	Ag	Ab	U
<b>29 MAY 2018</b>						
Erection of 2 no. detached two storey residential dwellings and garages and associated works <i>Ye Olde Red Lion. Bicker</i>	Refuse	Defer for legal advice in respect of appeal decision.	7	1	2	
Outline application for residential development (up to 3 no. dwellings) including associated works with all matters reserved <i>Land adjacent to The Farm Laceys Lane Leverton</i>	Refuse	Defer for legal advice in respect of appeal decision.	7	1	3	
Approval of reserved matters (scale, layout, landscaping and appearance) following outline approval B/16/0389 (Outline application for the erection of one detached dwelling and one detached garage including access with matters relating to appearance, landscaping, layout and scale reserved for later approval) <i>Glenhirst Station Road Swineshead</i>	Grant	Grant as officer recommendation	11			U
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 <i>Land north of Old Main Rd Old Leake</i>	Grant	Grant as officer recommendation	12			U
Erection of two apartment blocks, one fronting John Adams Way and the other fronting Whitehorse Lane, Boston. Erection of one dwelling attached to the north gable of 82 High Street, Boston Conversion of Haven Wharf warehouse to provide 21 flats plus side extension. Relevant demolition in a conservation area including the demolition of outbuilding to the rear of 78 High Street Boston, an industrial building attached to the south elevation of Haven Wharf Warehouse and buildings nos 1, 2 and 3 <i>Land south of the A16, John Adams Way, east of High Street and Whitehorse Lane Boston</i>	Grant	Grant as officer recommendation	6	4		



**26 JUNE 2018**

Erection of 2 no. detached two storey residential dwellings and garages and associated works <i>Ye Olde Red Lion. Bicker</i>	Grant	Grant as officer recommendation.	8	3		
Outline application for residential development (up to 3 no. dwellings) including associated works with all matters reserved <i>Land adjacent to The Farm Laceys Lane Leverton</i>	Grant	Grant as officer recommendation.	12			U
Demolition of 36 Strait Bargate and 2 Wide Bargate and part of the boundary wall to the Methodist Church. Refurbishment and extension of Grade II listed 4 Wide Bargate. Erection of 14 no. retail units (A1); 2 no. retail units (A3/A5); and 15 no. residential apartments, with associated car parking. Creation of a new pedestrian (and delivery/service vehicle) link connecting Wide Bargate to Red Lion Street <i>Land between Red Lion Street and Wide Bargate Boston</i>	Grant	Grant with the additional recommendation for investigation into a possible gating order at the entrance to the alleyway adjacent to no. 4 Wide Bargate.	11	1		
Listed building consent for single storey extension and refurbishment of 4 Wide Bargate. Demolition of part of the boundary wall to the Methodist Church and replacement with realigned wall and railings including pedestrian gate. <i>4 Wide Bargate, Boston</i>	Grant	Grant as officer recommendation.	11	1		
Erection of replacement residential dwelling without attaching an existing Agricultural Habitation Clause, and change of use of land from agricultural to domestic curtilage including retrospective excavation of conservation lake and temporary siting of static caravans <i>Mobile Farm Manor Lane Wrangle,</i>	Grant	Grant	13			U
Outline application for proposed residential development of up to 200 no. dwellings with access to be considered <i>Land South of Wainfleet Road Boston</i>	Grant	Grant subject to additional condition in respect of fencing delineating the 5m buffer prior to commencement of works	9	2		

**14 JULY 2018**

Construction of 18 dwellings (including 3 affordable dwellings) garages, public open space, estate road and new vehicular access following demolition of existing dwelling <i>Land to rear of Westminster Terrace Swineshead</i>	Grant	Grant subject to the additional word of 'future' in condition 8 and the additional word of 'additional' within condition 18.	7	2	1	
Proposed residential development consisting of 4 no. detached dwellings with associated parking, garages plus construction of a new road and new vehicular access <i>West End Road Wyberton</i>	Grant	Grant as officer recommendation	8	1	1	

Installation of small-scale gas-fired electricity generating facility within portal framed building and ancillary infrastructure, and plant including transformer compound, DNO metering room, gas kiosk, store room, control room, lubrication oil storage tanks, and radiator bank <i>Land west of Marsh Lane Boston</i>	Grant	Grant as officer recommendation	8	2		
Erection of two storey Engineering, Manufacturing and Training (EMAT) Centre and associated landscaping works <i>Boston College Skirbeck Road Boston</i>	Grant	Grant	10			U
Outline application for residential development following demolition of the existing buildings with some matters (layout, appearance, landscaping and scale) reserved for later approval <i>Bridge House Boston</i>	Refuse	Refuse	8		2	
Outline application for residential development following demolition of the existing buildings with some matters (layout, appearance, landscaping and scale) reserved for later approval <i>Whitehouse Lane Fishtoft</i>	Grant	Grant	5	2		
Resubmission of B/17/0130 to remove condition 2 on planning approval B/15/0017 to enable a maximum of 25 caravans to be occupied by agricultural workers for a period of up to three years with the maximum continuous length of stay of any individual worker being limited to 10 months <i>Old Leake Caravan Park Shaw Lane. Old Leake</i>	Grant	Defer for site visit to address concerns re amenity and occupation of the caravans in work as against tourism circumstances	5	2		
<b>21 AUGUST 2018</b>						
Resubmission of B/17/0130 to remove condition 2 on planning approval B/15/0017 to enable a maximum of 25 caravans to be occupied by agricultural workers for a period of up to three years with the maximum continuous length of stay of any individual worker being limited to 10 months <i>Old Leake Caravan Park Shaw Lane. Old Leake</i>	Grant	<b>REFUSED</b> contrary to officer recommendation as the application contravened Policy G1 and would substantially harm the amenity and general character of the area.	6	5		
Retrospective Listed Building Consent for retention of front door and UPVC double glazed windows at front and rear <i>31 Sleaford Rd Boston</i>	Refuse	<b>GRANTED</b> contrary to officer recommendation due to PVC windows being in place at 29 Sleaford Road.	7	6		
Outline application for the demolition of existing bungalow and erection of up to 6 no. residential dwellings, with all matters reserved <i>Old Main Road Fosdyke</i>	Grant	Grant	12		1	

Outline application for the erection of up to 10 residential Dwellings with all matters reserved <i>Lloyds Farm Fosdyke</i>	Refuse	Refuse	8	5		
Approval of reserved matters relating to scale, layout, Landscaping and appearance attached to outline approval B/16/0380 for the erection of up to 193 dwellings and two flats including access off Middlegate Road West, public open space, play area, pumping station and swales/drainage infrastructure and landscaped bund <i>Middlegate Road Frampton</i>	Grant	Grant	9		2	
Resubmission of B/17/0307 for outline permission with all matters reserved (layout, scale, appearance, landscaping and access) for the erection of 9 no. dwellings <i>Land off Milkinghall Bicker</i>	Grant	Grant as per officer recommendation subject to additional 4 conditions in respect of land contamination and a condition in respect of access.	10			U
<b>18 SEPTEMBER 2018</b>						
Outline application with some matters reserved (layout, scale, appearance and landscaping reserved for later approval) for the erection of up to 96 no. dwellings, public open space, attenuation pond, and associated infrastructure (access only to be considered) <i>Wigtoft Rd Sutterton</i>	Grant	<b>REFUSED</b> contrary to officer recommendation as it contravened policies CO1, G1 and H3.	10			
Outline planning application for the construction of two houses with all matters reserved <i>Land Adjacent to Excessive Homers Lane Freiston</i>	Grant	Grant	12			U
Outline planning application to erect single dwelling house and paddock with details of access, with all other matters relating to appearance, landscaping, layout and scale reserved <i>Willington Rd Kirton</i>	Grant	Grant	10	2		
Erection of side extension to existing stables, detached timber hay barn, access road, and retention of static caravan for non-residential use <i>Seven Acres Skipmarsh Road Old Leake</i>	Grant	Grant	11			U
Outline application with all matters (layout, scale, appearance, access and landscaping) reserved for the demolition of outbuildings and the construction of up to 6no. dwellings <i>Pode Lane Old Leake</i>	Grant	<b>REFUSED</b> contrary to officer recommendation as it contravened policies G1, G2, H3(2) and paras 122 and 127 of the NPPF	10	1		

Change of use from agricultural land to residential curtilage <i>Dovecote Farm Sutterton Drove Amber Hill</i>	Grant	Grant	10		1	
Erection of cladding on an existing agricultural building to house agricultural vehicles and to store animal feed <i>Dovecote Farm Sutterton Drove Amber Hill</i>	Grant	Grant	10		1	
<b>16 OCTOBER 2018</b>						
Front extension and alterations to roof at rear of garage building and Change of Use of former dairy room/creamery and other outbuildings along with associated land and existing paddock area to special needs school (Class D1) <i>The Coach House Hall Lane Algarkirk</i>	Grant	Grant	6	4		
Application for approval of reserved matters following outline approval B/14/0165 for the construction of a drive-thru coffee shop (mixed use comprising class A1 and class A3) plus internal roadway, parking area changes to the operational hours <i>Plot B The Quadrant Land off A16 Wyberton</i>	Grant	Grant	10	1		
Application for approval of reserved matters for the construction of retail unit (mixed use comprising class A3 and class A5) and drive-thru restaurant (mixed use comprising class A1 and class A3), plus internal roadway, parking area and development <i>Plot A The Quadrant Land off A16 Wyberton</i>	Grant	Grant	10	0	1	
Erection of showroom for sales and display of bathroom equipment and associated merchandise (Class A1), plus new car park and associated development <i>Land south of Wallace Way The Quadrant Wyberton</i>	Grant	Grant in line with officer recommendation subject to an additional condition to limit use to a kitchen/bathroom retail outlet.	9	2		
Proposed erection of 1 no. two and a half storey dwelling, extended vehicular access and a new vehicular access <i>Woodville Road Boston</i>	Refuse	Refuse	10	1		
Siting of a portakabin to provide office and kitchen area for a temporary 3 year period <i>Drayton Motors The Drayton Swineshead.</i>	Grant	Grant	10	1		
Demolition of existing dwelling and erection of terrace block of 6 no. three storey houses with new access and associated works <i>Church Road Boston</i>	Grant	<b>REFUSED</b> contrary to officer recommendation as the application contravened policy H2 and the NPPF	9	2		
Demolition of existing dwelling and erection of terrace block of 6 no. three storey houses with new access and associated site works <i>Land adjacent to Holly House Causeway Wyberton</i>	Refuse	<b>GRANTED</b> contrary to officer recommendation as it satisfied NPPF terms for economic, social and environmental development.	5	3		

### 13 NOVEMBER 2018

Outline application for residential development (up to 8 dwellings) with all matters reserved for later approval <i>Land west of Millview Donington Road Kirton End</i>	Refuse	Refuse	9	3	1	
Erection of 2 semi-detached and 4 detached bungalows and detached garages and associated site works <i>Land to rear of 58, 60 and 62 Willington Rd Kirton</i>	Grant	Granted subject to amendments to conditions in respect of the amended plan.	7	3	2	
Installation of 10 wall-mounted wind turbines <i>Reflex Labels Station Road Swineshead</i>	Grant	Grant	11			U
Outline application with all matters (access, landscaping, layout, appearance and scale) reserved for later approval for the erection of up to 26 dwellings. <i>Land adj. to Magnolia Lodge Benington Road Butterwick</i>	Grant	Grant	9	3		
Outline planning application for residential development (up to 30 dwellings) with all other matters reserved. <i>Land to rear of 1 – 9 Ralph's Lane Frampton</i>	Refuse	Refuse	9	1	1	
Change of use of an existing detached dwelling house (Class C3) to form a hotel (Class C1). Increase the height of the previously approved side extension (B/17/0140) by 1m. <i>The Firs West End Road Wyberton</i>	Grant	Grant	12			U

### 11 DECEMBER 2018

Erection of 4 two storey residential dwellings and private access road leading from The Boundary following demolition of 73 & 73A Rosebery Avenue <i>73, 73a and 75 Rosebery Avenue Boston</i>	Grant	<b>REFUSED</b> contrary to officer recommendation as it contravened policies G1, H2 and H3(2).	6	5		
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 in relation to Condition 9 Site Levels <i>Land east of Lindis Road Boston</i>	Grant	Grant	12			U
Construction of 79 dwellings plus roads, public open space and associated works (amended scheme for construction of 86 dwellings ref: B/16/0106) <i>Land off Puritan Way Boston</i>	Grant	Grant	11			U
Outline application for one dwelling, with all matters reserved for later approval <i>Land adj. to Fernlea Spittle Hill Freiston</i>	Refuse	<b>GRANTED</b> contrary was an infill plot, appeal decision was important and the location was sustainable.	12			U

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 <i>Land at Broadfield Lane / Grayling Way Boston</i>	Grant	Grant	12			U
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 <i>Old Main Road Old Leake</i>	Grant	Grant	12			U
Conversion of garage and pigeon loft to form annexe accommodation including single storey rear extension following demolition of stock loft <i>Church Green Rd Fishtoft</i>	Grant	Grant	12			U
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 <i>Plots C and D Land Adj. A16 Wyberton</i>	Grant	Grant	11	1		
Outline application with all matters reserved (access, appearance, landscaping, layout and scale) for up to 9 residential dwellings <i>Land at Puttock Gate Fosdyke</i>	Refuse	Refuse	11	1		
Outline application with some matters reserved (scale, appearance and landscaping) for proposed residential development of up to 83 no. dwellings <i>Land to the east of White House Lane Fishtoft</i>	Grant	Grant	8	1	1	
Application for prior approval for the erection of a cold store <i>Windy Ridge, Kirton Holme, Boston, Lincolnshire</i>	Grant	Grant	9			
<b>15 JANUARY 2019</b>						
Outline application with all matters (layout, scale, appearance, access and landscaping) reserved for the construction of up to 5 dwellings <i>Blue Bungalow, Pode Lane, Old Leake, Boston</i>	Grant	<b>REFUSED</b> contrary to officer recommendation as it contravened policies G1, G2 and H3(2) along with paras. 122 and 127 of the NPPF	9	3	1	
Application for the approval of reserved matters (access, appearance, landscaping, layout and scale) following outline approval B170093, for erection of detached two storey dwelling <i>Land adj. to 122 West End Road Wyberton</i>	Grant	Grant	13			U

Resubmission of B/18/0192 for the erection of single storey building to form veterinary practice (Class D1), car park area and associated works <i>Plot 6 Endeavour Park Broadside Boston</i>	Grant	Grant with additional condition to prevent change of use.	13			U
Erection of 3 no. 8m high lighting columns with 300w LED floodlights <i>Peter Paine Sports Centre Boston</i>	Grant	Grant	12			U
<b>12 FEBRUARY 2019</b>						
Construction of 18 dwellings (including 3 affordable dwellings) garages, public open space, estate road and new vehicular access following demolition of existing dwelling <i>Land to the rear of Westminster Terrace Swineshead</i>	Grant	Grant	9	2		
Outline application for residential development (up to 4 dwellings) with all matters reserved for later approval <i>Land west of Millview, Donington Road, Kirton End</i>	Refuse	Refuse	6	4	1	
Two storey rear extension following demolition of conservatory and garage <i>38 Hessel Avenue Boston</i>	Grant	Grant	10	1		
<b>12 MARCH 2019</b>						
Partial retrospective application for erection of steel framed workshop/garage <i>7 Causeway Wyberton</i>	Grant	<b>REFUSED</b> contrary to officer recommendation due to size, height and external appearance being dominant causing harm to visual amenity of the area.	8	3		
<b>9 APRIL 2019</b>						
Change of Use from dwellinghouse (Class C3) to hotel and sandwich shop (Sui Generis) and the construction of a two storey rear extension <i>The White House Marsh Lane Boston</i>	Grant	Grant	11			U

End