

Present:

Chairman: Councillor Michael Cooper

Vice-Chairman: Councillor Jonathan Noble

Councillors: Alison Austin, Peter Bedford, Paul Goodale, Neill Hastie,
Brian Rush, Paul Skinner, Yvonne Stevens and
Stephen Woodliffe

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

53 APOLOGIES

Apologies for absence were tabled by Councillors Tom Ashton and Frank Pickett with no substitute members. Apologies were tabled by Councillor Peter Watson with Councillor Neill Hastie substituting.

With apologies tabled from both the elected Chairman and Vice Chairman, committee elected Councillor Michael Cooper to the role of Chairman for the meeting with Councillor Jonathon Noble accepting the role of Vice Chairman for the meeting.

54 MINUTES

The minutes of the previous meeting held on the 15 October 2019 were signed by the Chairman with the agreement of the committee.

55 DECLARATION OF INTERESTS

Standing declarations of interest were tabled for:

Councillors Alison Austin and Paul Skinner in their roles as Lincolnshire County Councillors

Councillors Peter Bedford and Michael Cooper as member of the South East Lincolnshire Joint Strategic Planning Committee and for Councillor Jonathon Noble as a substitute member of that committee.

Councillors Peter Bedford and Michael Cooper in their respective roles as representatives of the Internal Drainage Board.

For all Councillors in respect of Mrs D Evans registered to speak on planning application B 19 0307 in her role as a fellow Councillor.

Councillor Alison Austin declared that her husband was a member of Boston Woods Trust which owned land adjacent to the application site for consideration under planning application B 19 0399 and as such she would absent from the meeting for that item.

Councillor Stephen Woodliffe declared he had receive objections from representatives from Boston Grammar School in respect of planning application B 19 0068 in respect of funding within a section 106 agreement and that he would absent from the meeting for that item as he was a Governor of the School.

56 PUBLIC QUESTIONS

No public questions were tabled

It is recorded that Councillors Alison Austin and Stephen Woodliffe absented from the meeting at this part in the proceedings.

57 PLANNING APPLICATION B/18/0399

Proposed residential development consisting of 61 dwellings and construction of new vehicular access and associated work.

Land to the west of 90, 92 and 84 Fenside Road Boston Borough Council

Seagate Homes Ltd

The Senior Planning Officer presented the report and confirmed that there were no updates to the report tabled within the agenda.

Addressing the developer contributions for Education and Health, the Officer advised that the applicant had submitted a viability statement to try to demonstrate that the scheme would not be viable with such obligations and they would only be able to provide 8 affordable dwellings: build costs, professional fees and site value being cited as supporting evidence. The statement had been independently assessed and the conclusion of that had been that the scheme would be unviable if the 20% level of affordable was met alongside the provisions of the financial contributions. The conclusion did indicate the scheme would be viable with a reduced overall ask.

Following detailed discussions, the applicant agreed to 8 of the 61 dwellings being allocated as affordable housing providing 13% against the agreed 20% with no financial contributions. It was considered that whilst the scheme fell short in the offer of the affordable allocation, overall it would on balance appear acceptable and in line with the conclusion of the independent assessor. Members were also advised that they submission of an ecological report was awaited, but subject to that being returned with no adverse comments, that may be minded to grant permission on the basis but with further conditions relating to ecology if required.

Representation was received in objection to the application from Mr Willians which included:

Advising committee we was the resident of no 88 Fenside Road, Mr Willians advised he was speaking on behalf of himself and neighbours at no 92 Fenside who had been unable to attend the meeting.

A number of concerns were noted about the application including the close proximity of proposed properties being so much closer than existing neighbouring dwellings and significant overshadowing which would result in a substantial loss of daylight hours especially in the summer months. The lack of clarity in respect of fencing and boundary lines was also causing distress for residents who when questioning the provision had received little feedback. There appeared to have been mention of a gap being left between the properties to allow fencing to be erected but concerns were further raised that residents had not been approached to give permission to the builders to access their land to construct the fencing.

Residents had asked if it would be possible to have a brick wall between the properties which would benefit all parties; improve privacy and moreover be easier maintenance for those both side of the wall. Referencing flood risk issues committee were advised that the area had been subject to flooding with residents regularly receiving text updates on potential flooding. Mr Willians questioned what measures would be put in to place to mitigate future flooding, to avoid not only putting the future residents (young families) of the proposed new homes, at risk, but to also prevent increased flooding to existing residents. Concluding, committee were asked to note the loss of green space and existing trees which had always been on the existing site and the very small allocation of green space being proposed within the development.

Prior to deliberation a member sought clarification of any implications on the Council in the event of any issues arising between the buildings. The Legal Officer confirmed that as there were no standard distances set within the policy it was down to planning decisions in respect of amenity. Further questions were raised by Cllr Rush in relation to the responsibility for the ditch on the common boundary, advice was provided by Officers and the Legal Representative on this issue.

General committee deliberation included concerns in respect of overlooking and separation distances; potential over development with 61 dwellings possibly being too many on the site and issues in respect of potential flooding issues on the site which could disperse onto neighbouring properties. Further concern noted the 3m floor level and the lack of adopted roads within the site and future issues arising there from, including the collection of waste bins. The Planning Officer referred the members to condition 3 within the report which whilst stating no lower than 3.10 above Ordnance Datum the actual floor level would be approximately 0.7m above ground level in line with MSN. Members were then referred to condition 8 within the report, requiring written submission of procedures for the bin collection areas for all the private drives.

Referencing over-development of the site the Planning Officer confirmed that the initial application had been for 69 dwellings which had been reduced to 61 to enable inclusion of open space amenity.

Addressing the reduction in affordable housing a member noted that whilst it was disappointing, 13 dwellings were welcome in that area. Members further acknowledged that the design of the dwellings was good; the DPH was in keeping with the area and that parking had been addressed with two spaces per dwelling. Overall committee recognised that the application was within the SELLP, no statutory objections had been raised which had not been addressed by condition and that there was a need for such developments within the town area.

It was moved by Councillor Jonathan Noble and seconded by Councillor Paul Skinner that committee grant the application in line with officer recommendation, subject to the conditions and reasons therein, subject to the conclusion of a Legal Agreement, to the satisfactory conclusion of ecological matter including conditions as necessary and subject to the inclusion of a condition or obligation within the legal agreement to ensure that provision of a management plan for the public open space and any non-adopted roads.

Vote: 7 in favour. 1 against.

RESOLVED: That committee grant the application in line with officer recommendation, subject to the conclusion of a Legal Agreement, to the satisfactory conclusion of ecological matter including conditions as necessary and subject to the inclusion of a condition or obligation within the legal agreement to ensure that provision of a management plan for the public open space and any non-adopted roads and subject to the following conditions:

CONDITIONS AND INFORMATIVES

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 following approved plans:

- Ref: 410.SL.01 Rev E – ‘Site Layout and Location Plan’
- Ref: 410.Skip.01 – ‘Skipton: Floor Plan and elevations’
- Ref: 410.App.01 – ‘Appleby: Floor Plans and elevations’

And read in conjunction with the various recommendations of the supporting documents which accompany the application unless varied by other conditions attached to and forming part of this decision.

Reason: To ensure that the development is carried out in accordance with approved plans in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036)

3. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated September 2018 completed by S M Hemmings and the following mitigation measures detailed within the FRA including:

- Finished floor levels to be set no lower than 3.10m above Ordnance Datum (AOD)
- All dwellings to be at least two storey
- Flood resilient construction to be included to a height of 300mm above the predicted flood depths

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

Reason: To reduce the risk of flooding to the proposed development and future occupants and to accord with Policies 2, 3, 4 and 31 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

4. Prior to the construction of any building above damp proof course, a detailed scheme for drainage and water infrastructure shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include:
 - A scheme for the provision of mains foul sewerage infrastructure on and off the site
 - Details of connection point(s) and discharge rate(s)

Prior to the occupation of any dwelling within any phase of the development, the drainage and water infrastructure measures relating to that phase and dwelling must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding and to accord with Policies 2, 3, 4 and 31 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019)

5. The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

Reason: To protect the quality and quantity of water resources available to the district. This condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan (2011-0236).

6. Prior to the construction of any building above damp proof course, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures.

Reason: To help reduce pollution and promote renewable and low carbon energy in new development schemes and to accord with Policies 2, 3, 30 and 31 of the South east Lincolnshire Local Plan (2011-2036) and to accord with the intentions of the National Planning Policy Framework (2019).

7. No development shall take place above damp proof course, 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: No details of materials have been submitted, these details are required in the interests of the amenity of the area and to ensure that the new buildings are in keeping with the character of the area to accord with the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

8. No development shall take place above damp proof course, until details of the bin collection areas for all private drives 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: No details of these areas have been submitted and refuse lorries will not be able to access private drive areas and therefore bins need to be presented at the adopted highway. This condition accords with the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

9. Prior to the construction of any building above damp proof course, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include
- a) boundary treatment
 - b) hard surface materials
 - c) minor structures
 - d) planting schedules (species, sizes densities etc)
 - e) existing trees to be retained/removed
 - f) biodiversity mitigation and enhancement measures

The approved works shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.

10. All landscape works relating to each completed part of the development shall be carried out in accordance with the approved details within 6 months of the completion of that part of the development. 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 to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

11. Prior to the commencement of any part of the development above slab level, details shall be submitted to and approved by the Local Planning Authority for the provision of one (1) fire hydrant or other acceptable alternative along with a timetable for its installation relative to the phasing of the development. The fire hydrant (or other acceptable alternative) shall be installed at the relevant point of development in accordance with the agreed timetable.

Reason: To enable the protection and maintenance of the development and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

12. Prior to the construction of any road or building, details of all roads (including footways and junctions) shall be submitted to, and approved in writing by, the Local Planning Authority.

Before any dwelling is occupied, all of that part of the estate road (including associated footways and junction with the main road) that serves that dwelling shall be laid out and constructed in accordance with the agreed details.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels. This condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

13. Prior to the construction of any building above damp proof course, a detailed surface water drainage scheme shall be submitted to the Local Planning Authority for agreement in writing.

The scheme shall:

- Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- 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;
- Provide attenuation details and discharge rates which shall be restricted to a level that shall be submitted to and agreed by the Local Planning Authority
- Provide details of the timetable for any phasing of implementation for the drainage scheme; and
- 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 throughout its lifetime.

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing, and all surface water measures relating to that phase and dwelling have been completed. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure that the development hereby permitted is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the development permitted. This condition accords with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

14. Prior to the commencement of the development above ground level, a Construction Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Management Plan will prescribe how the construction of the site will be phased, where site accommodation and welfare facilities will be placed, hours of working, 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.

Reason: In the interests of the safety and free passage of the public, in the interests of residential amenity and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

It is recorded that Councillors Alison Austin and Stephen Woodliffe re-joined the meeting at this point in the proceedings.

58 PLANNING APPLICATION B/19/0068

Demolition of existing dwelling and erection of 4 dwellings with new access and associate site works (revised plans, revised description)

118 Church Road Boston PE21 0LG

Mrs B Orrey

The Growth Manager presented the report to the committee confirming that one further letter of representation had been received following issue of the agenda, but that no new issues had been presented to those within the report.

Committee received a review of the history of the site confirming that application was a revised scheme following committee's deferral of the application at its meeting on the 20th August 2020: that application had been tabled to address a previous refusal by committee.

Following the deferral various iterations of the application had been considered, the final one tabled providing a reduction in dwellings of 2 and changes to the fenestration. The new proposal also included two car parking spaced per dwelling; enlarged front windows on the stairwells with the 2nd floor en-suite windows being moved to the roof top.

Additional consultation was undertaken with neighbouring properties following the significant material amendments with similar comments to the previous consultation: no further consultation was undertaken with the statutory consultees as all matters covered by them remained in the main unchanged.

Representation was received by the applicant Mrs Orrey and the Agent Mr Wicks which included the following comments:

All the points raised at the previous meeting had been taken seriously and addressed fully. There had been a reduction in the number of dwellings to address the over development concern and issues relating to overlooking had been dealt with by relocation of windows. The current site was an eyesore and whilst it was appreciated that the design of the application was subjective and a matter of personal taste, the application if granted, would rid the area of the boarded up dwelling on the site and present a much need provision of housing in the area. Members were advised that evidence of comparable contemporary designs with similar roof concepts in historic sites had been identified in places like Harrogate and Bath where they are different from the remainder of the street scene. Committee were asked to recognise that the applicant had taken their concerns on board and addressed all their previous concerns.

Whilst some concern was raised at the design in keeping with the vernacular of the area, the general committee deliberation was one of recognition that whilst design was indeed subjective, the reduction to 4 dwellings was an improvement and the application had addressed all the issues raised for the initial deferral. Most members agreed that the re submission was a significant improvement and the development would enhance the existing street scene, whilst also providing much need housing whilst starting to modernise the area.

It was moved by Councillor Yvonne Stevens and second by Councillor Paul Skinner that the application be granted contrary to officer recommendation as the application notwithstanding the recommendation by Officers, the application be granted planning permission for the following reasons:

- It would result in the re-development of a previously-developed site, within a sustainable location, and would provide for the addition of 3 further market units which would contribute to the needs and demands for housing within the Borough.
- The units would be of an acceptable overall design, and would make a positive contribution to the character and appearance of the area and would demonstrate how modern design could be achieved.
- Weight was also given to the sustainable credentials of the buildings and that there would be no adverse impacts arising from the development.
- As such, it was considered that the proposals, subject to conditions, would be in accordance with the policies of the Development Plan when taken as a whole and in particular policies 1, 2 and 3.

and with committee agreement to Delegate Authority to the Growth Manager in respect of relevant conditions was also provided.

Vote: 9 in favour. 1 against

RESOLVED:

That committee grant the application contrary to officer recommendation for the following reasons:

- It would result in the re-development of a previously-developed site, within a sustainable location, and would provide for the addition of 3 further market units which would contribute to the needs and demands for housing within the Borough.
- The units would be of an acceptable overall design, and would make a positive contribution to the character and appearance of the area and would demonstrate how modern design could be achieved.
- Weight was also given to the sustainable credentials of the buildings and that there would be no adverse impacts arising from the development.
- As such, it was considered that the proposals, subject to conditions, would be in accordance with the policies of the Development Plan when taken as a whole and in particular policies 1, 2 and 3.

and that committee agree to delegate authority to the Growth Manager to impose conditions as relevant.

Following the committee resolution, the following conditions were imposed:

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 following approved plans:

P03 Rev A – Location Plan
P01 Rev K – Plans and Elevations

And read in conjunction with the various recommendations of the supporting documents which accompany the application, unless varied by other conditions attached to and forming part of this decision.

Reason: To ensure that the development is carried out in accordance with approved plans in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036)

3. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated May 2018 - Version 1 - completed by RM Associates and the following mitigation measures detailed within the FRA including:

- Finished floor levels to be set no lower than 2.80m above Ordnance Datum (AOD)
- Flood resilient construction to be included, with 600mm high flood barriers and demountable defences to all ground floor doors

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

Reason: To reduce the risk of flooding to the proposed development and future occupants and to accord with Policies 2, 3, 4 and 31 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

4. The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

Reason: To protect the quality and quantity of water resources available to the district. This condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan (2011-0236).

5. Prior to the construction of any building above damp proof course, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures.

Reason: To help reduce pollution and promote renewable and low carbon energy in new development schemes and to accord with Policies 2, 3, 30 and 31 of the South east Lincolnshire Local Plan (2011-2036) and to accord with the intentions of the National Planning Policy Framework (2019).

6. No development shall take place above damp proof course, until details and samples (as may be required) 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: No details of materials have been submitted, these details are required in the interests of the amenity of the area and to ensure that the new buildings are in

keeping with the character of the area to accord with the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

7. No development shall take place above damp proof course, until details of the bin collection areas for all dwellings 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: No details of these areas have been submitted and in the interests of design quality, this condition accords with the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

8. Prior to the construction of any building above damp proof course, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include
 - a) boundary treatments – including both existing (retained) and proposed
 - b) hard surface materials
 - c) minor structures
 - d) planting schedules (species, sizes densities etc)

The approved works shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.

9. All landscape works relating to each completed part of the development shall be carried out in accordance with the approved details within 6 months of the completion of that part of the development. 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 to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

- 10 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window, rooflight or other shall be inserted into the buildings other than those expressly authorised by this permission without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

INFORMATIVES

HIGHWAYS

The permitted development requires the formation of a new vehicular access. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be constructed to the satisfaction of the Highway Authority in accordance with the Authority's specification that is current at the time of construction. For further information, please telephone 01522 782070.

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

IDB

If there is any change to the surface water or treated water disposal arrangements stated in the application, please contact the Board

59 PLANNING APPLICATION B/19/0307

Outline application for residential development (1 plot) with all matters (Access, Appearance, Landscaping, Layout and Scale) reserved for approval (amended application form).

Rear of Gunby House 21 Sibsey Road Boston PE21 9QY

Mrs D Moore

The Growth Manager presented the report to the committee confirming there were no updates to the report tabled within the agenda.

Representation was received by the applicant which included:

The site itself had previously been used as a paddock and the whole site was in effect split into two sections: the one for the development would be to the rear of the other, which would become the applicant's garden. The development at 25a Sibsey Road which was also one storey, had been granted so development to the rear of neighbouring houses has been established for all the houses who had the same size gardens. There were existing buildings on the site with a stables and a garage having been in situ for many years and the new development would be no higher than those existing. The development would not be seen from Sibsey Road and would not impact on the street scene, it would have its own garden amenity and its own access from Sibsey Road. The removal of trees was with the consent of the neighbour and replacement trees on the site itself would be planted.

A new development on Sibsey Road with 76 dwellings had been agreed and was certainly visual and overlooking from the existing houses on Sibsey Road. They were not in keeping with the existing dwellings and had impacted significantly on the street scene: they had no front or rear gardens; a significant number of trees had been removed from the site and the access had been agreed directly opposite the entrance to a hospital.

Whilst committee recognised the comments of the applicant in respect the questioning of the previous grant for 25a Sibsey Road, in general they agreed that the development was 'back land'. Additional concerns related to the general character of the area, the width of the plot and identified that although 25a had been granted it did not set a precedent. Councillor Austin further identified a further element of refusal related to the driveway and the potential impact on the amenities of occupants of 19 and 21A Sibsey Road.

It was moved by Councillor Brian Rush and seconded by Councillor Alison Austin that the application be refused in line with officer recommendation.

The Growth Manager clarified the recommendation in relation to the potential impact on the amenities of occupants of 19 and 21a Sibsey Road and accepted this could be included within the reason for refusal if required. Both Councillors agreed this.

Councillors Yvonne Stevens and Paul Skinner then identified that the 2017 appeal to the south was relevant and that the area was now seemingly 'urban' and this permission could be granted.

A negation motion was tabled by Councillor Paul Skinner and seconded by Councillor Yvonne Stevens. This vote was taken and was defeated.

The original motion to refuse the application in line with officer recommendation was then taken:

Vote for Refusal: 6 in favour. 3 against. 1 abstention.

RESOLVED: That the application be refused in line with officer recommendation for the reasons provided therein and including the additional element in relation to the impact on the amenities of occupants of 19 and 21A Sibsey Road. The final reason being:

The proposed dwelling, by reason of its position and the characteristics of the site, would result in an unacceptable form of backland development. The tandem arrangement of dwellings (between the host property and the new dwelling) that would result would detract from the established spatial pattern of development. Furthermore, it would increase the apparent density of development at the expense of garden space. The resultant development would therefore be at odds with established character and would further diminish it in an unacceptable way. As such the development would be contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and Section 12 of the National Planning Policy Framework which seeks to secure a high standard of design that is sympathetic to the character of an area.

Refused Plans

- Drawing No. 3443-18.02A - Proposed Indicative Site and Location Plans
- Drawing No. 3443-18.03A - Bungalow & Detached Double Garage (Indicative)
- Drawing No. 3443-18.04 - Proposed Triple Garage Floor Plan & Elevations

In determining this application the Local Planning 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.

The Meeting ended at 12.00 pm