



B O S T O N BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

NOTICE OF INTENTION TO CARRY OUT AGRICULTURAL BUILDING WORKS OR OPERATIONS

Town & Country Planning Act 1990
Town & Country Planning (General Permitted Development) (England)
Order 2015 (as amended)

Application Reference: B/24/0078

Applicant: Pengethley Potatos Ltd
5, Resolution Close
Endeavour Park
Boston
PE21 7TT

Agent: Mr Shaun Dennington
S Dennington Const Ltd
The Forge
Church Road
Stickford
Boston
PE22 8EN

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:-

Application under Schedule 2, Part 6, Class A/B/E of the Town and Country Planning (General Permitted Development)(England) Order 2015 to determine if prior approval is required for the erection of a new steel framed grain store building at Bannisters Yard Ralphs Lane, Frampton, Boston PE20 1QU

and in accordance with this notice and the particulars given in the application, do hereby give notice that **Prior Approval is required and is given** subject to the following conditions;

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

Reason: Required to be imposed pursuant to Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plans and documents:

- Proposed Site Plan - received 26-Feb-2024;



- GS/172/02 Proposed Elevations- received 04-Apr-2024; and
- BS4142:2014 Noise Assessment – received 02-Apr-2024.

Reason: To ensure the development is undertaken in accordance with the approved plans and to comply with Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2023 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

B/24/0078

Dated: 15-Apr-2024



Phil Norman BSc (Hons), MSc, MSc, MRTPI
Assistant Director – Planning and Strategic Infrastructure
(Chief Planning Officer)
South & East Lincolnshire Councils Partnership

Informative

Black Sluice IDB Informative

“Rainfall Runoff

Due to the nature of the application, a method of surface water disposal has not been indicated. If the applicant intends to discharge surface water via soakaways, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways are suitable for the site should be submitted to the local planning authority for their approval.

Should soakaways prove unsuitable, then the applicant should submit details of an alternative scheme to the local planning authority for consideration, and must have received approval for any such scheme, prior to works commencing on site.

Discharge to any watercourse within the Black Sluice IDB district will require prior written consent from the Board (a relaxation of IDB Byelaw No.3).

Site Ground Levels

The existing ground level of the site should not be raised above the level of any surrounding land unless measures are taken, to the satisfaction of the local planning authority, to prevent possible flooding or waterlogging of any neighbouring land or property.”