



B O S T O N BOROUGH COUNCIL

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

Town and Country Planning Act 1990

APPLICATION DECISION NOTICE

Application Reference: B/22/0175

Applicant: Mr Bernard French

Bernard French (Homes) Ltd.
75 Rosebery Close
Boston
PE21 7QR

Agent: Clive Wicks

Clive Wicks Associates
36 Boston Road
Sleaford
NG34 7EZ

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 s73 for the variation of condition 1 (Site Layout Plan and revisions to Plot 5 layout and elevations plan) and C4 (Landscaping Scheme) on planning approval B/19/0216 to amend the site layout and amend existing hedge with a close boarded fence & trellis with a replacement hawthorn hedge behind at Land off Carmel Green, Boston PE21 7JR

And in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Full Planning Permission** for the said development subject to **compliance with the following condition(s)**:

1. The development hereby permitted shall be carried out in strict accordance with the application received 28 May 2019 and 22 April 2022 and in accordance with the associated plans as amended:
 - Proposed Site Layout Plan ref 19-2459-P02 Rev D
 - Elevations and layout Plot 1 ref 19-2450-P03C
 - Garage details to Plot 1 ref 19-2450-P-04A
 - Elevations and layout Plots 2 & 3 ref 19-2450-P-05C
 - Garage details to Plots 2, 3, 4 & 6 ref 19-2450-P-06A
 - Elevations and layout Plot 4 ref 19-2450-P-07C
 - Plans and Elevations Plot 5 19-2450-P-09 Rev D
 - Elevations and layout Plot 6 ref 19-2450-P-10E
 - Landscape Specification ref 19-2450-P-11 Rev A
 - 1-1250 Location Plan ref 19-2450-P-12

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with policies 2 and 3 of the South East Lincolnshire Local plan (2011-2036).

2. The development hereby approved shall be undertaken in accordance with the details of materials submitted and approved under application B/17/0167/CD1.

Reason: To ensure the development assimilates within the area and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

3. The development hereby approved shall be undertaken in accordance with the details of the proposed attenuation pond submitted and approved under application B/17/0167/CD1.

Reason: To ensure the development assimilates within the area and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

4. All landscape works as indicated by the approved plans (condition 1) 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 design quality and to ensure that the approved scheme is implemented satisfactorily in accordance with policies 2 and 3 of the South and 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 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Date: 15-Jun-2022



Mike Gildersleeves
Assistant Director – Planning
Boston Borough Council and East Lindsey District Council



TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice**, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- **If an enforcement notice is served relating to the same or substantially the same land and development as in your application** and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- **If this is a decision to refuse planning permission for a householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse planning permission for a minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse express consent for the display of an advertisement**, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- **If this is a decision to refuse consent for works to a tree protected by a Tree Preservation Order**, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- **For all other decisions**, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- **If you intend to submit an appeal** that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)
- **Proposed Demolition** - The provision of Section 80 of the Building Act 1984 require that anyone who intends to demolish a building or structure shall give notice to the Council's Building Control department (01205 314295) beforehand, and work shall not commence until the Local Authority has given Notice under Section 81, or the relevant period of 6 weeks has expired.

THIS IS A LEGAL DOCUMENT – PLEASE RETAIN IN A SAFE PLACE, PREFERABLY WITH YOUR DEEDS



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