

Mr Richard Byrne  
Planning Officer  
Boston Borough Council  
Municipal Buildings  
West Street  
Boston  
Lincolnshire  
PE21 8QR

**VIA PLANNING PORTAL Ref PP-10134388**

31854/A3/HH/sh  
17 August 2021

Dear Mr Byrne

**1 ASH COURT, PARK PLACE, 88-90 SLEAFORD ROAD, BOSTON, PE21 8EY**  
**PLANNING APPLICATION**

Please find enclosed a Planning application for change of use, submitted on behalf of the applicant, Minstrels Healthcare Ltd C/o Retirement Villages Group Ltd for the:

*Planning application for change of use of from Manager's office (Class E(g)(i)) to dwelling (Class C3).*

**Background**

Planning permission for the change of use from dwelling (Class C3) to Manager's office (Class B1a) at 1 Ash Court was granted on 13 July 2020. The proposals were submitted in response to the Covid 19 Pandemic and the restrictions put in place by the Government at that time. The need for management offices provided an urgent temporary solution to provide increased management presence on site to support residents during the 'lockdown' periods.

Now that those restrictions have been lifted, the Applicant is looking at other ways to meet that need and 1 Ash Court is proposed to be converted back to its original use as a residential property.

**Flood Risk Assessment**

As the site is located within flood zone 2/3a (medium-high probability flood risk) and the development proposals involve the change of use from a 'Less Vulnerable' to 'More Vulnerable' flood risk vulnerability classification, a Flood Risk Statement has been prepared which provides an assessment of the development proposals. The Statement concludes that the proposed change of use would not create any increase in flood risk as the existing layout and structures on the site, including floor levels will not be changing and the current flood defence and resilience measures in place remain

effective. Therefore, the development proposals are in accordance with South East Lincolnshire Local Plan Policy 4 and paragraph 167 of the NPPF.

### **Planning Application Documentation**

The following plans and documents are submitted in support of this planning application:

- Planning application form;
- Site Location Plan (Drawing RG-M-01-1 Rev B);
- Site Plan (Drawing RG-M-01-2 Rev B);
- Flood Risk Statement, prepared by Quad Consult Ltd.

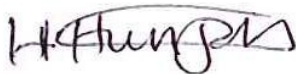
### **Application Fee**

The application fee for the sum of £462.00 has been paid via the Planning Portal. This has been calculated on the basis of the fee for a material change of use of the land.

### **Next Steps**

We trust that the enclosed information is sufficient to enable the planning application to be promptly registered, but please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely



**HARDEEP HUNJAN**

Planning Associate

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