

Boston Borough Council
Municipal Buildings
West Street
Boston
PE21 8QR

27 July 2020

Our Ref: 20/5199

Dear Technical Support Team

Planning Applications Submitted at - 45 West Street, Boston, PE21 8RE

On the 16 July, Planning Potential submitted planning application on behalf of our client Cashino Gaming Ltd at the above address. On the 23 July 2020, written notification was received confirming that the following applications were invalid:

- B20/0255 – Replacement Shopfront
- B/20/0257 – Change of use from café/bar (Class A3) use to adult gaming centre (AGC) (Class Sui Generis)

The purpose of this letter is to provide the outstanding information requested within the invalidation letters.

B20/0255 – Replacement Shopfront

- 1) The proposal is not referred to with the East Midlands Air Quality Network Planning Guidance. There are minimal actions that can taken to mitigate the impact of the development. I have considered air quality as part of this development and do not consider there is mitigation that can be implemented as part of this development. The proposal fully accords with Policy 30 of the South East Lincolnshire Local Plan 2011-2036.

B/20/0257 – Change of use from café/bar (Class A3) use to adult gaming centre (AGC) (Class Sui Generis)

1) Please find enclosed a flood risk assessment

2) The proposal is not referred to with the East Midlands Air Quality Network Planning Guidance. There are minimal actions that can taken to mitigate the impact of the development. I have considered air quality as part of this development and do not consider there is mitigation that can be implemented as part of this development. The proposal fully accords with Policy 30 of the South East Lincolnshire Local Plan 2011-2036.

3) Please find enclosed a Noise Impact Assessment

4) The application site is located within Boston Town Centre. The town centre is easily accessible from the site, particularly via sustainable forms of transport such as walking and cycle. The proposed use is a recognised within the NPPF (2019) as a town centre use, it will serve shoppers and visitors of the town centre.

My client's is seeking to change the use of the floorspace, their demise does not extend beyond the footprint of the building. There is no scope to incorporate parking on site, Electric Vehicle Charging Points or external cycle parking.

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton

Associate Directors
Katie Turvey | Heather Vickers | Alan Williams

www.planningpotential.co.uk

Planning Potential is a Limited Company registered in England No. 5419507 | Registered Office: 35 Ballards Lane, London N3 1XW

Consultant
Lorna Byrne

Associates
Sally Arnold | Rob Scadding | Penny Moss | Sam Deegan | Paul Galgey
Niall Hanrahan | Phil Marsden | Charlotte Perry | Charlotte Hunter

info@planningpotential.co.uk

Customers that wish to drive to the site can benefit from on street pay and display parking, directly opposite the site. 50m west of the site is large pay and display car park – the site is already served by a variety of transport links and options.

Policy 36 'Vehicle and Cycle Parking' refers specifically to major residential development and major non-residential development, this application seek a minor change of use.

I note reference to application ref: B/19/0511 'Change of use of first floor to nightclub (Use Class Sui Generis), and second floor to a bar (Use Class A4) with associated pergola extension' at 27-29 West Street where the County Council as Local Highway Authority confirm that:

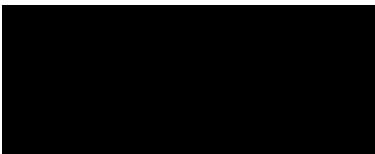
'This development is located within the centre of Boston Town where there is good facility to parking in order to accommodate this proposal.'

For consistency, the local planning authority should not require or impose any conditions relating to parking and access arrangements for this proposal.

Summary

We trust the information provided and enclosed is sufficient for the determination of the application and we look forward to receiving confirmation that the application has been made valid in due course.

Yours sincerely,



Mr Sam Deegan

Associate

Planning Potential

Harrogate

Enc. Flood Risk Assessment and Noise Impact Assessment