



Boston Borough Council
Municipal Buildings
West Street
Boston, Lincolnshire
PE21 8QR
Telephone: 01205 314200
email: planning@boston.gov.uk

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Jessops Bakery"/>
Address line 1	<input type="text" value="11-13 High Street"/>
Address line 2	<input type="text" value="Kirton"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Boston"/>
Postcode	<input type="text" value="PE20 1DR"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="530596"/>
Northing (y)	<input type="text" value="338579"/>

Description	<input type="text"/>
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2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Tim & Martin"/>
Surname	<input type="text" value="Jessop"/>
Company name	<input type="text" value="Jessops the Bakers"/>
Address line 1	<input type="text" value="11-13, High Street"/>
Address line 2	<input type="text" value="Kirton"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Boston"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

PE20 1DR

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Paul

Surname

Clarke

Company name

framework

Address line 1

Address line 2

3 Marine Studios

Address line 3

Burton Waters

Town/city

Lincoln

Country

United Kingdom

Postcode

LN1 2UA

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

1.30

Unit

Hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

FULL PLANNING PERMISSION FOR THE DEMOLITION OF OUT BUILDINGS AND THE ERECTION OF 4 DWELLINGS

Has the work or change of use already started?

☐ Yes ☒ No

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing outbuildings and outriggers are no longer in use. The demolition of the outbuildings provides space to accomodate the proposed dwellings, the demolition of the rear outriggers to 11-13 High Street improves vehicluar access and creates a shared parking court.

7. Existing Use

Please describe the current use of the site

Currently not in use

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Bakery shop.

When did this use end (if known)? DD/MM/YYYY 31/12/2019

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

8. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	facing brickwork

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	red pantiles

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	UPVC

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	compsite front and uPVC rear doors

Boundary treatments (e.g. fences, walls)	
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8. Materials

Description of existing materials and finishes (optional):	Close boarded fencing and metal mesh fencing
Description of proposed materials and finishes:	Close boarded fencing

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Existing vehicle access is tarmac, existing hard standing is tarmac
Description of proposed materials and finishes:	Existing vehicle access is retained, the new parking court is formed from block paving, new paving footpaths to dwellings

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	external lighting to the front and rear elevation of each plot.

Other Rainwater goods	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	uPVC - Black

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

DA Statement Jan 2021
J2018-150 Plans & Elevations
J2018-151 Coloured Front Elevation
J2018-152 Existing and Proposed Rear Elevations

9. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

10. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	7	12	5

11. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing water course

☒ Soakaway

☐ Main sewer

☐ Pond/lake

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

14. Foul Sewage

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

J2018-121 Proposed Site Plan

15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Bins to rear gardens in the dwelling.
Bin store for the commercial unit.

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

17. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	4	0	0	4
Total	0	0	4	0	0	4

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Total proposed residential units 4

17. Residential/Dwelling Units

Total existing residential units0

Total net gain or loss of residential units4

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☒ Yes ☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other sui generis	0	247	0	0
Total	0	247	0	0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

19. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

21. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

23. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

23. Site Visit

- ☒ The agent
☐ The applicant
☐ Other person

24. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	SE/PENQ/20/0004

Date (Must be pre-application submission)

02/03/2020

Details of the pre-application advice received

Discussed the principle of having a residential development on the site and scenarios regarding the existing buildings to be demolished.

25. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	
First name	Paul
Surname	Clarke
Declaration date (DD/MM/YYYY)	26/01/2021

26. Ownership Certificates and Agricultural Land Declaration

☒ Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

26/01/2021