



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

## Application for Approval of Reserved Matters following Outline Approval

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

#### 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.

#### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Street Record

Address Line 1

Pilgrim Way

Address Line 2

Wyberton

Address Line 3

Lincolnshire

Town/city

Boston

Postcode

PE21 7NE

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

Easting (x)

532352

Northing (y)

341581

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

### Contact Details

Primary number

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Hybrid planning application (part outline, part full) for a single composite development at land either side of the A16, south of Tytton Lane East, Boston of:

1. A new community stadium for Boston United Football Club including education, community and sports facilities (stadium capacity approximately 5,000) and 3G all weather floodlit pitch with all details submitted in full including all of the reserved matters and a roundabout junction on the A16.
2. A new distributor road connecting the A16 with London Road, all details submitted in full and including the demolition of Nos 262 and 264 London Road.
3. Re-alignment of the Towns Drain and extension to Wyberton Sports Ground.
4. Erection of up to 502 dwellings in outline with all matters except access reserved.
5. Erection of a food store (Class A1) gross floor area approximately 7,000sqm and petrol filling station in outline with all matters except access reserved.
6. Erection of commercial and leisure uses (Classes A3, A4 and A5) with gross floor area approximately 2,200sqm in outline with all matters except access reserved.
7. Erection of a 60 bed (approximate) hotel in outline with all matters except access reserved.

Reference number

B/14/0165

Date of decision (date must be pre-application submission)

29/03/2015

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Our application relates to the 'petrol filling station in outline with all matters except access reserved'.

The approved outline application B/14/0165 was an environment impact assessment application and was accompanied by an environmental statement.

It should also be noted that a reserved matters application for the petrol filling station was approved on the 19th November 2019. This application is of a similar scale, however the layout is revised.

Has the work already started?

- ☐ Yes
- ☒ No

## Supporting Information

### Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Masterplan HG0249/001/RevF, Design and Access Statement, drawing NTP-13028-02-01 Rev0 and Transport Statement

Please list all drawing numbers submitted with this application for approval

1938-1 Site Location Plan, 1938-5 Site as Existing, 1938-6 Planning Site Layout, 1938-7 Planning in Context, 1938-8a Building Plans and Elevations, 1938-9 Petrol & HGV Canopies and wash bays, 1938-10 Car Wash Elevations, 1938-11 Substation Details, 1938-13 Site Elevations, DWT159 Transport Technical Note. FRA and Drainage Report

If applicable, please state the reasons for any changes to the original drawings

Improved site arrangement

## 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?

☒ The agent

☐ The applicant

☐ Other person

## Pre-application Advice

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

☐ Yes

☒ No

## 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.

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?

☐ Yes

☒ No

## Declaration

I / We hereby apply for Approval of reserved matters as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Racheal Bamford

Date

02/03/2022