



# 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/23/0202**

**Applicant:** Wrangle Box Property Limited  
C/O Robert Doughty Consultancy Limited

**Agent:** Mr Lewis Smith  
Robert Doughty Consultancy Limited  
32, High Street  
Helpringham  
Sleaford  
NG34 0RA

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:

**Erection of warehouse (Use Class B8), construction of surface water lagoon and associated parking and turning at Wrangle Box Property Limited, Brenton Villa, Wrangle Bank, Wrangle Common, Boston, PE22 9DL**

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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall only be undertaken in accordance with the following approved plans:

- Drawing No. 1562-1\_PL\_GA01 Proposed Storage Building - Plans and Elevations received by the LPA on 12-Jun-2023
- Drawing No. 1562-1\_PL\_GA02 Changes to existing building received by the LPA on 12-Jun-2023
- Drawing No. 1562-1\_PL\_LP01 Rev A Location Plan received by the LPA on 19-Jun-2023
- Drawing No. 1562-1\_PL\_SP01 Proposed Site Plan received by the LPA on 12-Jun-2023
- Drawing No. 1562-1\_PL\_SP02 Existing Site Plan received by the LPA on 12-Jun-2023
- Drawing No. 1562-1\_PL\_SP03 Context Site Plan received by the LPA on 12-Jun-2023
- Drawing No. 9047-107 Drainage Layout received by the LPA on 12-Jun-2023

Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).



3. The development hereby approved shall be undertaken in complete accordance with the details set out in the Flood Risk Assessment and drawing 9047-107 Drainage Layout both received by the LPA on 12-Jun-2023, unless otherwise agreed in writing by the Local Planning Authority, including the following mitigation measures:

- the finished floor level of the warehouse shall be raised 300mm above the existing ground level equivalent to 1.40m metres above Ordnance Datum (AOD)
- flood resilience and resistance measures shall be incorporated into the warehouse as stated in the FRA

The mitigation measures shall be fully implemented prior to occupation and shall subsequently remain in place.

Reason: In the interest of reducing flood risk, to ensure that surface water is properly drained and to prevent pollution in accordance with policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2019).

4. Prior to any works above slab level on the development hereby permitted, details of the external colour of the cladding and roof of the warehouse building shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the details so approved.

Reason: In the interests of the character of the locality and to accord with policies 2 and 3 of the South East Lincolnshire Local Plan (2019).

5. Details of the external illumination of all buildings and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those buildings and areas and there shall be no external illumination other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit in accordance with Policies 2, 3, 28 and 30 of the South East Lincolnshire Local Plan (2019).

6. The trees shown as existing boundary planting in approved drawing no. 1562-1\_PL\_SP01 Proposed Site Plan shall be retained, and any losses replaced.

Reason: To ensure adequate screening of the development and to maintain a biodiversity resource on the site in the interests of visual amenity, the character of the locality and of biodiversity, and to accord with policies 2, 3 and 28 of the South East Lincolnshire Local Plan (2019).

7. The trees are shown on drawing no. 1562-1\_PL\_SP01 Proposed Site Plan to be retained on site shall be protected prior to and during construction work as follows:

- i) tree protection measures shall be provided around the trees to be retained before any development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees.
- ii) No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation be made
- iii) no burning of materials or other items shall take place within 3 metres of the crown spread of any of the trees to be retained;
- iv) no services shall be routed under the spread of the crowns of the trees to be retained;

- v) no retained tree shall be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority;
- vi) if any tree which is to be retained dies or is to be removed it shall be replaced within six months thereafter with a tree of such size and species which shall be first be agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on the site in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and national guidance contained in the National Planning Policy Framework (2021).

8. Prior to any work other than site clearance on the development hereby approved a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include:

- Method statement detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety and residential amenity.
- Phasing of development to include access construction, parking and construction compounds
- Details of measures to minimise disturbance during the site clearing and construction process through noise, dust, vibration and smoke
- Proposed hours and days of working

The development shall thereafter be carried out in accordance with approved construction management plan.

Reason: In the interests of the amenity of local residents in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).

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: 06-Sep-2023**



**Mike Gildersleeves**

**Assistant Director – Planning & Strategic Infrastructure**

**Boston Borough Council, East Lindsey District Council and South Holland District Council**

#### **Informatives**

1. The applicant's attention is drawn to the comment on the application dated 20th July 2023 from the Witham Fourth District Internal Drainage Board, and in particular to the details relating to the nearby Board 9m easement and to Board requirements regarding such matters as the discharge of waters or culverting drains. The applicant should note that a planning consent does not override the need to comply with Board by-laws and procedures.
2. In the event that permanently sited vehicles such as fork lifts are used in the yard, the applicant is requested to use white noise reversing alerts rather than beepers in the interests of neighbour amenity.

## 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.
- **Householder applications** - 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. Further information is available at [www.gov.uk/appeal-householder-planning-decision](http://www.gov.uk/appeal-householder-planning-decision)
- **Minor commercial applications** - 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.
- **All other decisions – Full Planning Permission** - 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. Further information is available online at [www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision).
- Appeals can be made online at [www.gov.uk/planning-inspectorate](http://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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [www.gov.uk/government/collections/casework-dealt-with-by-inquiries](http://www.gov.uk/government/collections/casework-dealt-with-by-inquiries)
- **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.
- **Before you dig** – we recommend that you use the Free Enquiry service – [www.LSBUD.co.uk](http://www.LSBUD.co.uk) – this site allows you to submit enquiries about activities and work that you are planning, which may have an impact on National Grid Gas and Electricity Transmission Network and other utilities.

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