



B O S T O N

BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Hannah Guy,
Larkfleet House
Falcon Way
Southfields Business Park
Bourne
PE10 0FF

Case Officer: Richard Byrne
Tel: 01205 314305
E-mail: planning@boston.gov.uk

APPROVAL OF DETAILS REQUIRED BY CONDITION

Article 27 of the Town & Country Planning (Development Management Procedure) Order 2015

Part 1 - Particulars of details to be approved;

Reference: B/18/0039/CD1

Applicant: Hannah Guy, Larkfleet Homes

Proposal: Application for approval of conditions 2(Landscaping buffer), 3(Play equipment), 4(Pump station), 5(garages elevations), 7(soft landscaping) and 8(Management plan) attached to planning permission B/18/0039 (Approval of reserved matters (scale, layout, landscaping and appearance) following outline approval B/16/0380 (Erection of up to 195 dwellings including access off Middlegate Road West, public open space and drainage infrastructure)

Location: Land at Middlegate Road, Frampton, Boston

Part 2 - Particulars of decision

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, have considered your application for approval of details reserved by condition in relation to the above mentioned Planning Permission and Location.

The Council's decision regarding the status of these conditions and details can be found below:

Condition Description	Details Submitted	Status
C.2 Before the development approved is first commenced details of a landscaping scheme of the 'buffer area' identified on the submitted layout plans between the even numbered properties fronting Middlegate Road West and the proposed development detailing both soft and hard landscaping at a scale of 1:50 or 1:100 and a 5 year aftercare plan shall be submitted for the written approval of the Local Planning Authority. The scheme shall include; a) Fully annotated planting plans, showing locations of individual planted semi mature trees, shrubs and hedging and b) The height, design and appearance	<ul style="list-style-type: none">▪ Drawing No. 7343-L-110▪ Estate Works Specification dated February 2020▪ Drawing No. 7343-L-04 Rev A▪ Boundaries Plan Rev C	Details approved

<p>of the means of enclosure. Any tree which becomes defective, is destroyed, dies or becomes seriously damaged within 5 years of being first planted shall be replaced with a tree of the same species and size as originally planted. The approved details shall be implemented in full no later than the end of the first planting season available after each phase of the development hereby permitted being brought into first occupation.</p>		
<p>C.3 Before the development approved is first commenced details of the design, appearance, height and siting of the children's play equipment on the proposed Local Equipped Area for Play, together with a timescale for implementation shall be submitted for the written approval of the Local Planning Authority. The approved details shall thereafter be implemented in full and retained.</p>	<ul style="list-style-type: none"> ▪ Drawing Reference: 2106.30105(MiddlegateRoad_LarkfleetHomes) – dated 6 July 2021; ▪ Specification Sheet showing the following equipment in detail: Diabolo Multiplay J3836A-C, Speed Gyro J2400A, Metal Combination Swing J473A, Metal Pod Swing J441A, Failling Star Spirnger J839A, Balancing Circuit J09A. ▪ Larkfleet headed letter dated 14.6.21 	<p>Details approved</p>
<p>C.4 Before the development approved is first commenced details of the design, and appearance of the pumping station shall be submitted for the written approval of the Local Planning Authority. The approved details shall thereafter be implemented in full prior to the occupation of any dwelling and retained thereafter.</p>	<ul style="list-style-type: none"> ▪ MA10953-605 6 Pump Station Details ▪ MA10953-605 7 Pump Station Details ▪ MA10953-605 8 Pump Station Details ▪ MA10953-605 9 Pump Station Details 	<p>Details approved</p> <p>Brick to be chosen from existing development palette of materials</p>
<p>C.5 Before the development approved is first commenced elevational details of the design, and appearance of the garages at a scale of 1:50 providing access to the rear amenity areas and the plots they will be provided to shall be submitted for the written approval of the Local Planning</p>	<ul style="list-style-type: none"> ▪ E-mail dated 9th June 2021 stating that all garages will either have installed a side or rear door with access into the enclosed garden for the particular plot. 	<p>Details approved</p>

<p>Authority. The approved details shall thereafter be implemented in full prior to the occupation of the dwelling to which the garage relates.</p> <p>C.7 Prior to the commencement of the development hereby permitted, a timetable for the proposed soft landscaping, its phasing and completion as shown on plans 7343_L-101 Rev D, 7343_L-102 Rev D and 7343_L-103 Rev D shall be submitted for approval in writing to the Local Planning Authority. The timetable shall identify the planting of landscaping early within the phasing of the development to enable it to mature and provide appropriate mitigation for the development. The planting shall be provided in accordance with the approved timetable.</p> <p>C.8 Prior to the occupation of any dwelling on the development hereby approved, details of a scheme for the purpose of the future management and maintenance of the open space and soft landscaping areas within the development shall be submitted to the Local Planning Authority for approval in writing. The open space and soft landscaping shall be managed and maintained in accordance with the approved scheme.</p>	<ul style="list-style-type: none"> ▪ Larkfleet headed letter dated 14.6.21 ▪ Middlegate Road Landscape Management Plan – dated February 2020 ▪ E-mail dated 14 July stating - Weekly inspections – These will be carried out by a competent person from the Managing Agents and will be a simple inspection to check for any damages or wear to the equipment or surfacing. The inspections will be carried out whilst they are visiting the site to complete their maintenance tasks and any risk items they find within the play area will be picked up by themselves in their ongoing maintenance on the site. Annual inspections – This will be a more detailed inspection carried out 	<p>Details approved</p> <p>Details approved</p>
---	---	---

	by an independent specialist such as RoSPA where a report will be generated and any risk items then resolved by the Managing Agents.	
--	--	--

You are advised to read the aforementioned conditions in full, as they may require further actions. See notes to applicant.

If you wish to discuss the outcome of this application further please do not hesitate to contact Richard Byrne.



Mike Gildersleeves
Assistant Director – Planning
Boston Borough Council and East Lindsey District Council

Date; 13-Sep-2021



www.mybostonuk.com
www.visitbostonuk.com

Like us on Facebook:
 Boston Borough Council

Follow us on Twitter:
 @bostonboro

Notes to Applicant

STATUS	Clarification / Meaning
Refused / Not Agreed	The details provided are not acceptable. Further/revised details are required to be submitted.
Agreed / Acceptable	<p>The details provided are acceptable, but the condition has ongoing requirements – for example implementation in accordance with the agreed details.</p> <p>Unless advised by the wording of the condition, it is not mandatory to make further submissions to or seek further approval the Local Planning Authority.</p>
Discharged	The details provided are acceptable, and all elements of the condition are met.

Confirmation of Compliance with Conditions:

This decision does not provide confirmation that the condition(s) have been complied with. If you require confirmation that a development has been carried out in accordance with the conditions, you can make a formal application for “Confirmation of Compliance with Conditions” online at www.planningportal.co.uk.

We may have attached other documents to this notice. Where such documents are included they should be used or read in conjunction with it as they may contain useful or essential information, which you require to be aware of and may necessitate further actions on your part.

We can provide this information in other languages and formats for example, in large print, in Braille or on CD. Please phone 01205 314200.