



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/20/0387

Applicant: Mr Allen
32, Carlton Road
Boston
PE21 8PA

Agent: Simon Robinson
Studio 21 Design Ltd
Little Bishops Cottage
Staunt Road
Frithville
Boston
PE22 7ED

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

Proposed Residential Dwelling at Land adjacent to Burton Corner, Sibsey Road, Boston PE21 9QR

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 shall be begun before the expiration of four years from 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 be carried out in strict accordance with the application received on 29/10/2020 and in accordance with the associated plans referenced:

- Site Location Plan;
- 12-424-06-RevB – Proposed Site Plan;
- 12-424-07-RevA – Tree Survey Plan;
- 12-424-02-RevB – Proposed Ground Floor Plan;
- 12-424-03-RevB – Proposed First Floor Plan;
- 12-424-04-RevB – Proposed Elevations;
- 12-424-05-RevB – Proposed Elevations.

Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework (2019).



3. Prior to the commencement of the development hereby permitted, details regarding road markings shall be submitted to and approved in writing by the Local Planning Authority. The details to be included are:
- 'KEEP CLEAR' road markings to be provided on the carriageway of the south-bound lane of Sibsey Road, adjacent to the site access;
 - The location of new direction arrow lane markings on the carriageway following the removal of those existing to facilitate the 'KEEP CLEAR' markings.

The development shall then be carried out in strict accordance with the approved details.

Reason: In the interests of highway safety and to provide a suitable gap in any stationary south-bound traffic that may be queuing back from the A16/A52 junction, through which vehicles may be able to pass unimpeded in order to turn right into the access of the dwelling hereby permitted in accordance with Policy 2 of the South East Lincolnshire Plan (2011- 2036).

4. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Burton Corner, Sibsey Road, Boston PE21 9QR /S M Hemmings and the following mitigation measures detailed within the FRA:
- All sleeping accommodation shall be on the first floor;
 - Ground floor finish level shall have a minimum level of 3.1m ODN;
 - Flood resilient construction shall be included to a height of 300mm above the predicted flood depth;
 - Owner and occupier will register with the Environment Agency's Floodline Warnings Direct Service.

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

Reason: To reduce the risk of flooding to the proposed development and future occupants, in addition to providing the appropriate level of protection in accordance with the National Planning Policy Framework (2019) and Policies 2 and 4 of the South East Lincolnshire Plan (2011- 2036).

5. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:
- i. separate systems for the disposal of foul and surface water;
 - ii. details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (incorporating an appropriate allowance for climate change);
 - iii. details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
 - iv. details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before the dwelling is first occupied, and shall be maintained and managed as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Policy 2 and 4 of the South East Lincolnshire Local Plan (2011- 2036).

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework (2019) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Date: 13-Jan-2021

A handwritten signature in black ink, appearing to read 'MG', with a horizontal line extending to the right.

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

Informatives

1. Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

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.
- **If this is a decision to refuse planning permission for a householder application**, 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.
- **If this is a decision to refuse planning permission for a minor commercial application**, 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.
- **If this is a decision to refuse express consent for the display of an advertisement**, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- **If this is a decision to refuse consent for works to a tree protected by a Tree Preservation Order**, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- **For all other decisions**, 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.
- Appeals can be made online at: <https://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) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)
- **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.

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