



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/20/0482

Applicant: Nigel Marshall
F W Marshall & Sons
The Mill, Mill Lane
Freiston
Boston
PE22 0NB

Agent: Adrian Fox
AF Architecture
65, Robin Hoods Walk
Boston
PE21 9EX

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

Change of Use of greenhouse to storage and the Change of Use of poultry building to half storage half light vehicle repairs at Shore Yard, Shore Road, Freiston, Boston, PE22 0NA

and in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **REFUSE Full Planning Permission for the said development for the following reasons:-**

1. The application site falls outside of a settlement boundary and is located within the countryside. There is a significant lack of information submitted to provide a sufficient and sound justification for the proposal in this location. The proposal, therefore, has failed to show how it is necessary to its location, meets20/ the sustainable development needs of the area and comply with the requirements of Policy 7 which relates to business development outside allocated employment sites. The development would lead to an inappropriate form of development in an unsustainable location, contrary to the spatial objectives set out in Policy 1 and criteria outlined in Policy 7 of the South East Lincolnshire Local Plan (2011-2036) and principles of sustainable development as advocated by the National Planning Policy Framework (2019).
2. Insufficient information has been submitted that would allow the Local Planning Authority to clearly assess the potential impacts arising from noise pollution on the occupiers of the surrounding residential properties along Shore Yard and Drove Road. In the absence of this information it is not possible to consider appropriate mitigation measures (if required). The proposal is therefore contrary to the objectives of policies 1, 2, 3 and 30 of the South East Lincolnshire Local Plan (2011-2036) and sections 6 and 12 of the National Planning Policy Framework (2019).



3. Insufficient information has been submitted that would allow the Local Planning Authority to clearly assess the potential impacts arising from noise pollution on the occupiers of the surrounding residential properties along Shore Yard and Drove Road. In the absence of this information it is not possible to consider appropriate mitigation measures (if required). The proposal is therefore contrary to the objectives of policies 1, 2, 3 and 30 of the South East Lincolnshire Local Plan (2011-2036) and sections 6 and 12 of the National Planning Policy Framework (2019).
4. The form, nature, appearance and characteristics of the proposal would be likely to have harmful impacts in respect of the general amenity, character and appearance of the area. The application contains insufficient information and justification to demonstrate that the proposed use is required in this rural location, and that the impacts and characteristics of this use would be acceptable. The proposal would as a result be contrary to the objectives of Policies 1, 2, 3 and 30 of the South East Lincolnshire Local Plan (2011-2036) and the principles of sustainable development as advocated by the National Planning Policy Framework (2019).

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.

Dated: 29-Apr-2021



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

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