



# B O S T O N

## BOROUGH COUNCIL

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

Mr Nick Gallier  
Bauen Design  
94, Broomfield Road  
Admaston  
Telford  
Shropshire  
TF5 0AX

**Case Officer: Charlie Parry**  
**Tel: 01205 314305**  
**E-mail: [planning@boston.gov.uk](mailto: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/21/0011/CD1

**Applicant:** Mr James Duffy

**Proposal:** Application to approve details relating to Conditions 3 (Materials), 4 (Landscaping Works), 6 (Renewable and Low Carbon Energy), and 7 (Charging Points) relating to planning permission B/21/0011

**Location:** Land East of Llewelyn House, Main Road, Wigtoft, Boston, PE20 2NZ

#### 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.3 No development above ground level shall commence until there shall have been submitted to and approved in writing by the local planning authority details of the proposed external materials for the proposed dwellings. The development shall be carried out in accordance with the approved details	Materials Schedule, Rev B, dated 07-Apr-2022  Site Plan, Rev A, Dated 04-Apr-2022	Acceptable
C.4 Prior to occupation of the development hereby permitted, there shall have been submitted to and approved in writing by the local planning authority full details of both hard and soft landscaping works, including means of enclosure. The details shall include	Materials Schedule, Rev B, dated 07-Apr-2022  Site Plan, Rev A, Dated 04-Apr-2022	Acceptable

<p>the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants/trees to be retained and a scheme for the timing/phasing of implementation works. The landscaping works shall be carried out in accordance with the approved scheme, and programme or within the next planting season following final occupation of the development hereby permitted, whichever is sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those lost</p>		
<p>C.6 Prior to the commencement of development above slab level, there shall have been submitted to and approved in writing by the local planning authority final details of measures to reduce pollution and promote renewable and low carbon energy. These shall include measures such as facilities for electric car charging, and details relating to the timing of their implementation. The development shall be constructed in accordance with the approved measures</p>	<p>Materials Schedule, Rev B, dated 07-Apr-2022</p> <p>Site Plan, Rev A, Dated 04-Apr-2022</p>	Acceptable
<p>C.7 Prior to occupation of the development hereby permitted an electric vehicle charging point or points available to occupants of all the dwellings shall be installed, and retained thereafter</p>	N/A	Not Acceptable

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 Charlie Parry.



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

Date; 27-May-2022

**Informative**

The submitted materials schedule Rev B by Bauen Design, received 07-Apr-2022 and the Site Plan, Drawing No. BD009-DOC001-REV A, received 04-Apr-2022 are considered acceptable to discharge conditions 3, 4 and 6.

Due to the stage of the development and a lack of information provided, condition 7 cannot be discharged at this time.

**Notes to Applicant**

<b>STATUS</b>	<b>Clarification / Meaning</b>
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](http://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.**