



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/21/0066

Applicant: Mr G Scrupps
The Old Vicarage
Main Road
Wigtoft
Boston
PE20 2NJ

Agent: Mr Martin Stuart
Sensus Architecture Ltd
7, Main Road
Titchwell
King's Lynn
PE31 8BB

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

Outline Application including access with all other Matters Reserved for residential development of the site (up to 5 dwellings) at U Haul, The Old Vicarage, Main Road, Wigtoft, Boston, PE20 2NJ

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

1. By virtue of the number of dwellings proposed, the size and context of the site and the character of the surrounding area and development, the proposed development of up to five residential dwellings will lead to an over-development of the site. In turn, this will lead to a cramped and awkward build which will be out of keeping with the surrounding environment and form an incongruous and alien form of development. All of which will detract from the character and appearance of the area, meaning the proposal is, therefore, contrary to the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).
2. Insufficient evidence has been submitted which demonstrates that this development will preserve the setting of the Grade II Listed Building 'The Old Vicarage' with its associated outbuildings and its curtilage in accordance with the requirements of Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal also fails to meet the objectives of Policy 29 of the South East Lincolnshire Local Plan (2011-2036) or the objectives of Section 16: Conserving and Enhancing the Historic Environment of the National Planning Policy Framework (2019).
3. Insufficient evidence has been submitted which demonstrates that this development will preserve the character and appearance of the Wigtoft Conservation Area in accordance with the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal also fails to meet the objectives of Policy 29 of the South East Lincolnshire



Local Plan (2011-2036) or the objectives of Section 16: Conserving and Enhancing the Historic Environment of 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: 8 April 2021

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

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



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IMPORTANT NOTES

This consent does not constitute permission under the Party Wall etc Act 1996, nor any Building Regulations approval under the Building Act 1984.

We may have attached other documents or copy letters to this decision notice. While these do not form part of the Council's formal decision they should be used or read in conjunction with it. They contain useful or essential information, which you require to be aware of and may necessitate further actions on your part.

PLANNING APPEALS

If you are aggrieved by the decision or any of the conditions attached to a consent you may pursue an appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990. However, it is suggested that you speak, in the first instance, to the Planning Officer who dealt with your application for further advice.

If you wish to appeal you can submit online at www.gov.uk/appeal-planning-decision, however if you wish to apply by post the address is: The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate customer support team: 0303 444 5000

Email: enquiries@pins.gsi.gov.uk

For householder or minor commercial planning applications you must appeal within **12 weeks** from the date on the decision notice. For all other types of planning application then you must do so within **6 months** from the date of the decision notice.

The Secretary of State can allow a longer period for giving notice of an appeal but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICE

If either the Local Planning Authority or the Secretary of State for Communities and Local Government refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

PROPOSED DEMOLITION

The provisions 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 have 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

