



# B O S T O N

## BOROUGH COUNCIL

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

Mr Daniel Sharp  
Lincs Design Consultancy  
12, Vickers Lane  
Louth  
LN11 9PJ

**Case Officer: Ian Carrington**  
**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/21/0349/CD2

**Applicant:** Mr Simon Dillon, C/O Lincs Design Consultancy

**Proposal:** Application to discharge Conditions 4 (Boundary Treatments), C8 (Future management and maintenance of proposed streets), C9 (Streets proposed for adoption), C15 (Landscaping & Biodiversity Plan) and C17 (EV Car Charging) of permission B/21/0349

**Location:** Land at Toot Lane, Boston, PE21 0PT

#### 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.4 Notwithstanding the submitted details, prior to any works above the level of the damp proof course the details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. This shall include the number, species, spacing and height at planting of any new hedges, and details of any fencing and walls where appropriate. Where a new dwelling directly or closely adjoins existing neighbouring domestic premises the suggested boundary treatment shall include a 1.8m high close boarded fence at the boundary or boundaries with that neighbour or neighbours.	Drawing LDC3109-BR-101_D Building Regulations Drawing Landscaping Plan received by the LPA on 17-May-2023	Acceptable

<p>The approved details shall be completed prior to the occupation of each dwelling and thereafter retained and maintained.</p> <p>C.8 Prior to any works above the level of the damp proof course details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the local planning authority.</p> <p>The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 regarding streets to be adopted by the Highways Authority or a private management and maintenance company has been established which shall be responsible for any other streets within the development or shared private drives.</p> <p>C.9 Prior to any works above the level of the damp proof course full engineering, drainage, street lighting and constructional details of any streets proposed for adoption shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details which shall thereafter be so maintained.</p> <p>C.15 Notwithstanding the details shown on the approved plans, prior to any works above the level of the damp proof course, a landscaping and biodiversity plan incorporating the principles set out in approved drawing no. LDC3109-PL-101-E (Proposed Landscape Plan) received by the LPA on 20th July 2021 shall be submitted to and</p>	<p>Section 38 Agreement (S.38A) – Technical Approval of Scheme Details received by the LPA on 30-Apr-2023</p> <p>Section 38 Agreement (S.38A) – Technical Approval of Scheme Details received by the LPA on 30-Apr-2023</p> <p>Drawing LDC3109-BR-101_D Building Regulations Drawing Landscaping Plan received by the LPA on 17-May-2023</p>	<p>Acceptable</p> <p>Acceptable</p> <p>Acceptable</p>
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<p>approved in writing by the Local Planning Authority. This shall include details of the species to be planted (grasses as well as trees and shrubs) and details of bird and bat nesting sites and other ecology measures, and a timetable for the implementation of those works.</p> <p>The development shall then be implemented in accordance with the agreed details.</p> <p>C.17 Prior to the commencement of development above slab level of any dwelling, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures.</p>	<p>Details set out in Conditions Discharge Letter dated 10-Feb-2023 and received by the LPA on the same date</p>	<p>Acceptable</p>
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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 Ian Carrington.



**Mike Gildersleeves**  
**Assistant Director – Planning and Strategic Infrastructure**  
**Boston Borough Council, East Lindsey District Council and South Holland District Council**

Date; 14-Jun-2023

## 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](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.**