



B O S T O N

BOROUGH COUNCIL

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

Mr James Duffin,
The Duffin Partnership
Fieldside
Pytchley Road
Orlingbury
Northants
NN14 1JQ

Case Officer: Lauren Birkwood
Tel: 01205 314305
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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/21/0405/CD1

Applicant: Mr Mayowa Oluwatosin, Fiji Homes and Properties Ltd

Proposal: Application to discharge Conditions 5 (Foul Water Drainage Strategy), C6 (Biodiversity), C7 (Pollution Mitigation), C13 (Surface Water Drainage), C15 (External Materials) and C16 (Landscaping & Tree Planting) of permission B/21/0405

Location: Millgate Lodge, Asperton Road, Wigtoft, Boston PE20 2PJ

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.5 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved strategies.	Drainage Strategy Report rev P1 Dated 20th October 2022 22 48789/50 Rev P3 Proposed Drainage Plan 22 48789/50 Rev P3 Proposed Drainage Plan	Acceptable
C.6 No development shall commence until full details of the biodiversity enhancement measures across the site and a timetable for their implementation, have been submitted to and approved in writing by the Local Planning Authority. Measures to	2020-208 02F Proposed Site Plan	Acceptable

<p>improve biodiversity should, where appropriate, include:</p> <p>Planting a range of native trees, shrubs and flowers Green roofs Wild flower meadows and grasslands Installation of bird and bat boxes, swift bricks and hedgehog gaps</p> <p>The scheme shall be implemented in accordance with the approved scheme prior to first occupation of the dwellings.</p>		
<p>C.7 Prior to the commencement of development above slab level, 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>2020-208 02F Proposed Site Plan</p>	<p>Acceptable</p>
<p>C.13 Prior to commencement a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:</p> <p>be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development; provide flood exceedance routing for storm event greater than 1 in 100 year; provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local</p>	<p>Drainage Strategy Report rev P1 Dated 20th October 2022</p> <p>22 48789/50 Rev P3 Proposed Drainage Plan</p> <p>22 48789/50 Rev P3 Proposed Drainage Plan</p> <p>22 48789/53 Rev P3 Proposed Surface Water Exceedance Plan</p>	<p>Not Acceptable</p>

<p>drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site; provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare; provide details of the timetable for and any phasing of implementation for the drainage scheme; and provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.</p> <p>No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.</p>		
<p>C.15 Prior to commencement of the development hereby approved a schedule of external materials, boundary treatments and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials so approved.</p>	<p>2020-208 03C House Types A & B</p> <p>2020-208 04C House Types C, D & E</p> <p>2020-208 05D House Types E(a) & F</p> <p>2020-208 06A House Type F Street Scenes</p>	<p>Acceptable</p>
<p>C.16 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating (including screening of bin collection points), inter alia, the number, species, heights on planting and positions of</p>	<p>2020-208 02F Proposed Site Plan</p>	<p>Acceptable</p>

<p>all trees in respect of the land to which that application relates, together with details of post-planting maintenance.</p> <p>Such scheme as approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.</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 Lauren Birkwood.



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

Date; 31-May-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.

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.