



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/22/0018

Applicant: Mr Steve Johnson
Bakkavor Meals Boston
Laburnum Farm
Chapel Road
Old Leake
Boston
PE22 9PN

Agent: Mr Chris Cunningham
Arctica Ltd
Unit 1
West Street Business Park
Stamford
PE9 2PR

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

Development of a new amenities & canteen building extension to the existing building canteen area of the ready meal production facility that includes external works and the temporary relocation of the current amenity facilities building at Bakkavor Meals Boston, Laburnum Farm, Chapel Road, Old Leake, Boston, PE22 9PN

And in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Full Planning Permission** for the said development subject to **compliance with the following condition(s)**:

1. The development hereby permitted shall be begun before the expiration of four years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plans referenced:
 - Location Plan, Scale 1:1250, Drawing No. P21022-ARC-00-DR-A-0101 Rev P1, Received 19-Jan-2022
 - Block Plan, Scale 1:500, Drawing No. P21022-ARC-00-DR-A-0102 Rev P1, Received 19-Jan-2022
 - Proposed Floor Plan, Scale 1:100, Drawing No. P21022-ARC-00-DR-A-2003 Rev P4, Received 19-Jan-2022
 - Proposed Site Plan, Scale 1:200, Drawing No. P21022-ARC-00-DR-A-3101 Rev P1, Received 19-Jan-2022
 - Proposed Elevations, Scale 1:100, Drawing No. P21022-ARC-00-DR-A-2101 Rev P5, Received 19-Jan-2022
 - Proposed Roof Plan, Scale 1:100, Drawing No. P21022-ARC-00-DR-A-3001 Rev P1, Received 19-Jan-2022



Reason: To ensure the development is undertaken in accordance with the approved details, in the interest of residential amenity, and to comply with Policies 1, 2, 3, 4, 30, and 36 of the South East Lincolnshire Local Plan (2011-2036).

3. Notwithstanding the details in the approved plans, the relocation of the temporary toilet block hereby approved, shall be removed and the land restored to its former state within 6 months from the grant of this permission. This shall be carried out in accordance with the Design and Access statement produced by Arctica.

Reason: The building is only necessary until the proposed permanent toilet block has been constructed to the front of the building. In addition, it will allow the Local Planning Authority to retain control over the condition and appearance of the site in the interests of visual amenity given it is within the open countryside to ensure accordance with Policy 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework (2021).

4. Notwithstanding the details in the approved plans, the proposed development shall be carried out in complete accordance with the Design & Access Statement, created by Arctica and uploaded to the application on the 19-Jan-2022. The development shall be carried out and maintained following construction in complete accordance with this document, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the development is undertaken in accordance with the approved details, in the interest of residential amenity, and to comply with Policies 1, 2, 3, 4, 30, and 36 of the South East Lincolnshire Local Plan (2011-2036).

5. Notwithstanding the details in the approved plans, the proposed development shall be carried out in complete accordance with the Construction Management Plan, created by 'M. Marshallsay' and uploaded to the application on the 19-Jan-2022. The development shall be carried out and maintained following construction in complete accordance with this document, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the development is undertaken in accordance with the approved details, in the interest of residential amenity, and to comply with Policies 1, 2, 3, 4, 30, and 36 of the South East Lincolnshire Local Plan (2011-2036).

6. Notwithstanding the details in the approved plans, the proposed development shall be carried out in complete accordance with the Flood Risk Assessment, created by Arctica and uploaded to the application on the 19-Jan-2022. The development shall be carried out and maintained following construction in complete accordance with this document, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of flood risk safety and to comply with Policy 4 of the South East Lincolnshire Local Plan (2011-2036).

7. Notwithstanding the details in the approved plans, the proposed development shall be carried out in complete accordance with the Drainage Strategy, Drawing No. P2021-035-100 Rev P1 and uploaded to the application on the 14-Apr-2022. The development shall be carried out and maintained following construction in complete accordance with this document, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of flood risk safety and to comply with Policy 4 of the South East Lincolnshire Local Plan (2011-2036).

8. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing nos. P21022-ARC-00-DR-A-2101 Rev P5).

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework (2021).

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Date: 23-May-2022



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

Informatives

Flood resistance and resilience - advice to the applicant

We strongly recommend the use of flood resilience measures. Raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you would like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

Government guidance on flood resilient construction <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience
https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_an_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction
<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

The applicant's attention is drawn to the comments from the Witham Fourth Internal Drainage Board. Please go to <https://www.mybostonuk.com/planning-application-search/> to view the comments.

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