



# B O S T O N BOROUGH COUNCIL

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

**Application Reference: B/23/0084/NMA**

**Case Officer: Charlie Parry**

**E-mail: [planning@boston.gov.uk](mailto:planning@boston.gov.uk)**

**Tel: 01205 314305**

**17-Apr-2024**

Mrs Charlotte Perry  
Planning Potential Ltd.  
Suite 19  
1, Cardale Park  
Harrogate  
HG3 1RY

Dear Mrs Perry,

**Application for a non-material amendment following grant of permission B/23/0084 (Construction of a drive-thru coffee shop (Use Class E) alongside car parking, landscaping, and associated works) to make amendments to condition 2 at Land south east of McDonalds, Swineshead Road, Boston, PE21 7JF**

I write to confirm that the proposed non-material amendments submitted on your application dated 25-Mar-2024 are acceptable and the application file has been endorsed accordingly.

In addition, the following changes have been made to condition 2 on the existing approval (Ref B/23/0084).

Condition 2 attached to existing permission ref. B/23/0084 has now been amended to read:

2. The development hereby permitted shall be carried out in strict accordance with the following drawings and documentation:

- J9522-04 Rev A Site Location Plan
- J9522-03 Rev A Block Plan
- J9522-01 Rev A Proposed Site Layout
- 1800 Rev P3 Plans and Elevations
- 1800(SIDE)-03D Costa 1800 Sq Ft Standard Building Roof Plan (Side Entrance)
- J9522-02 Rev A Hard Landscaping Plan
- MEL-549-002 Rev P2 Detailed Soft Landscaping-Plot 5 COSTA
- 14.6 External Barriers
- Costa Parasol 2x2
- Transport Statement Rev A – dated February 2023
- Travel Plan – dated February 2023
- RT-MME-158477-02 Preliminary Ecological Appraisal
- P18-006B/SI Issue 1 Phase II Geo-environmental Assessment
- P22-405-XX-XX-HYD-RP-C-9000 Preliminary Flood Risk and Drainage Impact Assessment



- DAC/ED/J9522/D&AS/07.02.23 Design & Access Statement
- 5813-1r1 Air Quality Assessment
- Planning Statement 22/6613 – dated March 2023
- Environmental Noise Impact Assessment ADT 3381/ENIA/2 – dated November 2022
- Drawing 266-100 - General Arrangement Plan
- Drawing 266-101 Rev C

Reason: To ensure that the development is undertaken in accordance with the approved details, and to comply with Policies 2, 3, 4, 28, 29 and 36 of the South East Lincolnshire Local Plan 2019.

These amendments relate to: The application is to cover elevation changes, including:

- External walls on main elevation to be red render
- Enlarged main entrance with additional glazing panel above
- Amended shop front window design on main elevation
- Additional cladding to roof of kiosk on front elevation
- Additional cladding to roof of kiosk on rear elevation
- The external panel within the timber arch feature on the rear elevation to be changed to white
- The arch feature on the side elevation will change to red cedar timber cladding
- A canopy on the kiosk module will change to anthracite on the side cladding
- Additional cladding to roof of kiosk module.

The approved amended plans supersede plans:

- 1800(SIDE)-01F Costa 1800 Sq Ft Standard Building (Side Entrance) G.A Plan
- 0060 Rev P3 Elevations

If you wish to discuss the outcome of this application further please do not hesitate to contact Charlie Parry.

Yours sincerely



**Phil Norman BSc (Hons), MSc, MSc, MRTPI**

Assistant Director – Planning and Strategic Infrastructure

(Chief Planning Officer)

**South & East Lincolnshire Councils Partnership**

<p>The information contained within this letter should be read in conjunction with the original decision notice for the approved scheme.</p>
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