



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/24/0103

Applicant: Mr Rickell
Fen Cottage
Ralphs Lane
Frampton
Boston
PE20 1QU

Agent: Mr Lee Chapman
LPC Architectural Design
80, Parthian Avenue
Wyberton
Boston
PE21 7DQ

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 planning permission including Access with other matters reserved (Appearance, Landscaping, Layout & Scale) for later approval for the erection of 2no. chalet bungalows at Fen Cottage, Ralphs Lane, Frampton, Boston PE20 1QU

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. The application site falls outside of a settlement boundary and is located within the countryside. There is a significant lack of information submitted to provide a sufficient and sound justification for the dwellings in this location. An essential need, therefore, has not been demonstrated and thus the development would lead to the addition of two dwellings in an unsustainable location, contrary to the spatial objectives set out in Policy 1 of the South East Lincolnshire Local Plan (2019). The lack of an essential need being demonstrated also means the proposal is contrary to Sections 2 and 5 of the NPPF.
2. The proposal falls within Flood Zone 3 and is within the 'high vulnerability' flood risk vulnerability category. The sequential test requires development to be directed to areas at lower risk of flooding. In the absence of justification to support a smaller search area, Policy 4 advocates a Borough wide search area for sites at lesser risk, and has failed to demonstrate that the development could not be located in an area at lower risk. Therefore given the nature of the proposal in combination with the lack of justification for the development in this location the development fails to pass the sequential test as required by Policy 4 of the South East Lincolnshire Local Plan (2019) and the NPPF. As such the proposal would be contrary to Policy 4 of the South East Lincolnshire Local Plan (2019), Section 14 of the National Planning Policy Framework (2023), and the National Planning Policy Guidance.
3. Due to no visibility splays being provided, it is unknown how safe the proposed access' are at this stage. Therefore the proposal could have an adverse impact on highway safety and refusal is recommended in accordance with Policy 2 of the South East Lincolnshire Local Plan (2019).
4. Drawing No. LPC-359-02 Rev B shows an indicative layout of how two dwellings could be provided on the site. This layout would, by virtue of its density and cramped appearance, have a harmful impact on the character of the area, contrary to Policy 2 and 3 of the South East Lincolnshire Local Plan (2019). It has



not been demonstrated that 2 dwellings could be accommodated on the site without causing harm to the character of the area.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2023 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Dated: 7 May 2024

A handwritten signature in blue ink, appearing to read 'Phil Norman', is written over a faint, light blue rectangular stamp.

Phil Norman BSc (Hons), MSc, MRTPI

Assistant Director – Planning and Strategic Infrastructure
(Chief Planning Officer)

South & East Lincolnshire Councils Partnership



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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

