



B O S T O N BOROUGH COUNCIL

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

Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 16, Class A.

Applicant: Mr J Ulyatt
J. P. & S. Ulyatt and Son
Villa Farm
Mill Lane
Fosdyke
PE20 2BN

Agent: Mr Darren Pope
B. Pope & Sons Ltd
Church Farm Yard
Sempringham
Sleaford
NG34 0LU

Application Reference: B/24/0124

Application under Schedule 2, Part 6 of The Town and Country Planning (General Permitted Development)(England) Order 2015 to determine if prior approval is required for the erection of a steel frame farm building at P Ulyatt, Main Road, Fosdyke, Boston, PE20 2BH

Boston Borough Council, as Local Planning Authority, hereby confirm that **Prior Approval is not required** for the siting and appearance of the proposed development as set out above, and in accordance with the information that the developer provided to the Local Planning Authority, subject to the following conditions;

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

Reason: Required to be imposed pursuant to Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plans and documents:

- Application Form – received 22-Mar-2024;
- Location Plan – received 22-Mar-2024; and
- PSC694/1 Floor Plans and Elevations – received 22-Mar-2024.

Reason: To ensure the development is undertaken in accordance with the approved plans and to comply with Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).



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.

19-Apr-2024



Phil Norman BSc (Hons), MSc, MRTPI

Assistant Director – Planning and Strategic Infrastructure

(Chief Planning Officer)

South & East Lincolnshire Councils Partnership

Informatives:

Welland and Deepings IDB Informatives

“The Board's Five Towns Drain bounds the site to the west and is afforded the protection of a nine metre byelaw distance which prevents anything new being placed within this distance without the prior written consent of the Board. I am pleased to see that the current proposal is sited ten metres away from Five Towns Drain at its closest distance. However, if this should change at any point in the future then the Board would request to be reconsulted at the time.

Surface water provisions for the proposed agricultural building should be confirmed to the Board once decided upon.

If at any point a foul water provision becomes a necessary feature for the proposed building then this would also need to be confirmed to the Board if/when it became relevant.”