



B O S T O N

BOROUGH COUNCIL

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

Jonathan Banner
JSBC
50 Bernard Street
Nottingham
NG5 2AE

Case Officer: Charlie Parry
Tel: 01205 314305
E-mail: planning@boston.gov.uk

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/22/0421/CD1

Applicant: Craig Lovatt

Proposal: Application to discharge Conditions C3 (External Materials), C4 (Foul and Surface Water), C6 (Pollution Mitigation) and C9 (Biodiversity) of permission B/22/0421 (Proposed four bedroom two storey residential dwelling)

Location: Land adjacent, Ashtons Cottages, Swineshead Road, Frampton Holme, PE20 1SF

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
C3.Prior to commencement of the development hereby approved a schedule of external materials and hard surfaced areas shall be submitted to the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.	SWI-06 Rev A Proposed Elevations, Dated: 02.03.2023 SWI-05 Rev A Proposed Elevations, Dated: 02.03.2023 Notes Relating To Discharging Of Conditions, Dated: 02.03.2023	Details not approved
C4.No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing with the local planning authority, the	SWI-02 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023 SWI-03 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023	Details not approved

<p>scheme shall include:</p> <p>i) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (incorporating an appropriate allowance for climate change);</p> <p>ii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and</p> <p>iii) details of how the scheme will be maintained and managed after completion.</p> <p>The scheme shall be implemented in accordance with the duly approved details before the dwelling is first occupied, and shall be maintained and managed as such thereafter.</p>	<p>Notes Relating To Discharging Of Conditions, Dated: 02.03.2023</p>	
<p>C6. 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 prior to first occupation of the unit.</p>	<p>SWI-02 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023</p> <p>SWI-03 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023</p> <p>Notes Relating To Discharging Of Conditions, Dated: 02.03.2023</p>	<p>Details approved</p>
<p>C9. No above ground construction works shall take place 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. The scheme shall be implemented in accordance with the approved scheme prior to first occupation of the dwelling.</p>	<p>Biodiversity Document, Dated: 02.03.2023</p> <p>Notes Relating To Discharging Of Conditions, Dated: 02.03.2023</p> <p>SWI-02 Rev A Proposed Ground Floor Plan, Dated: 02.03.2023</p> <p>SWI-03 Rev A Proposed</p>	<p>Details approved</p>

	Ground Floor Plan, Dated: 02.03.2023 SWI-06 Rev A Proposed Elevations, Dated: 02.03.2023 SWI-05 Rev A Proposed Elevations, Dated: 02.03.2023	
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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 Charlie Parry.



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

Date; 18-May-2023



Notes to Applicant

Condition 3 and 4 cannot be discharged.

Conditions 6 and 9 can be discharged in accordance with the approved plans.

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.