



# B O S T O N BOROUGH COUNCIL

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

## **Prior Approval for Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3) and associated building operations (if applicable) – Class Q**

### **Town and Country Planning Act 1990**

Town and Country Planning (General Permitted Development) (England) Order 2015  
Schedule 2 Part 3 Class Q - Process as set out by Schedule 2 Part 3(W)

**Application Reference: B/21/0388**

**Applicant:** Roger Hall  
Sycamore Farm  
Sykemouth Drove  
Kirton  
Boston  
PE20 1TS

**Agent:** Mr Roger Ashman  
Ashman Architects Ltd  
Maffit Barn  
Maffit Road  
Ailsworth  
Peterborough  
PE5 7AG

**Application for Prior Notification under Schedule 2, Part 3, Class Q for the Change of Use of an Agricultural Building to a Dwellinghouse (Class C3) including Building Operations reasonably necessary for the conversion at Sycamore Farm, Sykemouth Drove, Kirton, Boston PE20 1TS**

Boston Borough Council, as Local Planning Authority, hereby confirm that **Prior Approval is Granted** for the proposed development as set out above, subject to the following conditions;

1. The development hereby permitted must be completed not later than the expiration of three years from the date of this approval.

Reason: To comply with the requirements of Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

2. This approval relates to the following plans and documents:

- Drawing Number: 501\_LOC\_00 Revision 1 - Location Plan
- Drawing Number: 501\_S\_01 - Proposed Site Plan (showing building curtilage)
- Drawing Number: 501\_GE01 – Proposed Elevations
- Drawing Number: 501\_GA00\_01 - Proposed Ground Floor Plan
- Drawing Number: 501\_GA01\_01 Proposed First Floor and Roof Plan
- Flood Risk Assessment – Author: SM Hemmings – received 20<sup>th</sup> August 2021

Except as provided for by other conditions to this approval, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development complies with the requirements

of Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

3. If, during development, contamination which was not previously identified is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before the dwelling is first occupied.

Reason: To prevent pollution of the surrounding environment and to ensure that any unsuspected contamination risks on the site which arise during the course of development are adequately dealt with in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and Policies 2 and 30 of the South East Lincolnshire Local Plan (2011-2036).

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.

**06-Oct-2021**



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

#### **Informatives**

1. The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@lincolnshire.gov.uk)
2. Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following links: Traffic Management – <https://www.lincolnshire.gov.uk/traffic-management> Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits> As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage proposals for this planning application.

3. Please note the comments made by Black Sluice Internal Drainage Board received on the 27<sup>th</sup> September 2021.



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**Notes to applicant;**

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse Prior Approval, you may appeal under [section 78 of the Town and Country Planning Act 1990](#).
- Prior approval appeals generally follow the same procedures and timetables as appeals relating to ordinary planning permissions. Appeals against refusal of prior approvals relating to dwellinghouses, including the neighbours' consultation scheme for larger home extensions under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, will be made under the householder appeals process (see Annex C of the [Planning Inspectorate Procedural Guide](#)). Such appeals must be submitted within 12 weeks.
- 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](mailto: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**