



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/21/0013

Applicant: Mr Serkan Arslan
51A Wide Bargate
Boston
PE21 6SH

Agent: Mr Sejad Mehanovic
SM Design Consultancy Studio
29/2, Crescent Road
Crouch End
London
N8 8AL

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:

Proposed hand car wash and valeting area with canopy at 51A, Wide Bargate, Boston, PE21 6SH

And in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Full Planning Permission** for the said development subject to **compliance with the following condition(s)**:

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

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in strict accordance with the application received 18 January 2021 and in accordance with the associated plans referenced:

- Site Location Plan – received 21 May 2021;
- PC/2021/004 Rev A - Proposed Hand Car Wash Valeting Layout;
- PC/2021/005 Rev A - Proposed Drainage Plan;
- PC/2021/006 Rev A - Proposed Site Plan;
- PC/2021/007 Rev C - Proposed Elevations with Plastic Clear Panel Detail;
- PC/2021/008 Rev A - Proposed Customer Waiting Room & Staff Storage Room;
- PC/2021/009 Rev A - Proposed Sound Proof Vacuum Cleaner & Water Power Jet;

Reason: To ensure the development is undertaken in accordance with the approved details, in the interest of residential amenity and to comply with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036).

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character and appearance of the adjacent Heritage Assets and the street scene to accord with the requirements of Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036).

4. The development hereby approved shall be carried out in full accordance with the surface water drainage strategy outlined in the 'Pre-Planning Assessment Report (inflow reference: PPE-0119250, report published 20/05/2021). The measures contained within the drainage strategy shall be implemented before the car wash hereby approved is first brought into use and shall be retained as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of surface water in accordance with the requirements of Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036).

5. The use hereby permitted shall only be open for trade or business between the hours of:

- 0800 Hours – 1930 Hours Monday to Saturday
- 0830 Hours – 1830 hours Sundays and Bank Holidays).
- Outside of these times; no machinery shall be operated, no processes associated with the permitted use shall be carried out and no deliveries shall be taken.

Reason: To minimise the potential for noise and disturbance arising from site operations and vehicle movements in the interests of the amenity of surrounding occupiers in accordance with the requirements of Policies 2, 3 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.

Date: 14-Oct-2021



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



Informatives

A formal application should be made to Anglian Water to discharge trade effluent to the public foul sewer and a trade effluent consent granted. No discharges are to be made to surface water drains due to the risk of causing a pollution.

It is recommended the applicant signs up to the Environment Agency flood warning service due to the potential flood risk and danger posed of the site becoming isolated by surrounding flood waters. Furthermore, it is advised a flood warning and evacuation plan is developed in order to address the residual risks of flooding at the site and to confirm the approach that will be taken for safe evacuation of the area.



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TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice**, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- **If an enforcement notice is served relating to the same or substantially the same land and development as in your application** and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- **If this is a decision to refuse planning permission for a householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse planning permission for a minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse express consent for the display of an advertisement**, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- **If this is a decision to refuse consent for works to a tree protected by a Tree Preservation Order**, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- **For all other decisions**, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- 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) 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.

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