



B O S T O N

BOROUGH COUNCIL

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

Mr Gavin Baxter,
Ashley King (Developments) Ltd
1, Goodison Road
Lincs Gateway Business Park
Spalding
PE12 6FY

Case Officer: Lauren Birkwood
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/19/0040/CD1

Applicant: Mr Gavin Baxter, Ashley King (Developments) Ltd

Proposal: Application to approve details relating to Condition 5 (Water Consumption), C6 (Materials), C9 (Archaeological Work), C10 (Ecology Survey), C11 (Pollution Reduction), C15 (Vehicular Access) & C16 (Construction Management Plan) of planning permission B/19/0040

Location: Land off London Road, Kirton, Boston, PE20 1JE

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
<p>C5. The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019).</p> <p>The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual</p>	<p>Water Calculations Open Market and Shared Ownership – Received 22nd December 2021.</p> <p>Water Calculations Rented Housing – Received 22nd December 2021.</p>	Acceptable

dwelling.		
<p>C6. No development shall take place above ground level until details of the materials proposed to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p>	Materials Site Layout - 90A-MSL-001	Acceptable
<p>C9. No development shall take place until the applicant has secured a programme of archaeological work, which shall include trial trenching, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.</p>	<p>Archaeological Evaluation Report – dated August 2019</p> <p>Written Scheme of Investigation for Archaeological Evaluation – dated February 2019</p>	Acceptable
<p>C10. The development hereby approved shall be carried out in accordance with the recommendations contained within the submitted Phase I Ecology Survey prepared by Hillier Ecology Limited.</p>	Biodiversity Plan - 90A-BDP-01	Acceptable
<p>C11. 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.</p>	<p>Double Garage - 90A-DG-001</p> <p>Double Shared Garage - 90A-DSG-001</p> <p>Garage Section and Foundation - 90A-GSF-001</p> <p>Single Garage 1 - 90A-SG-001</p>	Acceptable
<p>C15. There shall be no vehicular access to the permitted development from Woodside Road. Effective measures, both physical and contractual, shall be incorporated into the development to prevent any such access being formed at any time.</p>	Construction Management Plan - 90A-CMP-001	Acceptable

C16. Prior to the commencement of the development above ground level, a Construction Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Management Plan will prescribe how the construction of the site will be phased, where site accommodation and welfare facilities will be placed, hours of working, where site vehicles and the vehicles of site personnel will be parked and where materials will be delivered and stored within the site. Construction of the permitted development shall be undertaken in accordance with the approved Construction Management Plan.	Construction Management Plan - 90A-CMP-001	Acceptable
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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 Lauren Birkwood.



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

Date; 09-Jun-2022

Notes to Applicant

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.