



B O S T O N

BOROUGH COUNCIL

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

Mr Daniel Thompson
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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/21/0091/CD1

Applicant: H Robinson & Son

Proposal: Application to have details approved relating to Conditions 5 (Enhancement Measures), C9 (Electric Vehicle Charging Points), C10 (External Materials), C11 (Pollution Reduction Measures) and C12 (Contaminated Land Investigation) of approval B/21/0091 (Proposed change of use of existing agricultural building to residential dwelling)

Location: Red House Farm, Main Road, Brothertoft, Boston, PE20 3SW

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
C5. No development shall take place above ground level until details regarding the inclusion of the enhancement measures as outlined in the approved Ecology and Protected Species Survey (Inspired Ecology Ltd, October 2020) have been submitted to and approved by the Local Planning Authority. The measures shall include: New hedgerows to be planted are to comprise native species; New trees and shrubs planted on the site are to comprise native locally appropriate species. Species that provide pollen, nectar and fruit should form part of the	Ecology and Protected Species Survey (Inspired Ecology Ltd, October 2020) Application B/21/0091 - Condition 5 – Landscaping – Rev A02, Date 27/05/2021 J1751-PL-07 Rev P02 Proposed Site Plan J1751-PL-04 Rev P03 Proposed Elevations 1 of 3 J1751-PL-06 Rev P04 Proposed Elevations 3 of 3	Details Approved

<p>landscaping where possible in order to provide a food source for common birds; The grassed areas on the site are to be seeded with appropriate wildflower mixes; Specification, location and number of a bat roosting unit; Specification, location and number of bird boxes; Timetable for implementation of the above measures.</p> <p>The approved works shall be carried out in accordance with the approved details.</p>	<p>Condition 5 Habitat Bat Box (Habibat Bat Box 003)</p>	
<p>C9. No development shall take place above ground level until details regarding the provision of electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <p>The number of charging points; Location of charging points; Specification of charging points; Timetable for the implementation of the above measures.</p> <p>The development shall then be carried out in strict accordance with the approved details.</p>	<p>Condition 9 Pod Point Solo Unit Installation Guide</p> <p>Condition 9 Solo Smart Charger - Domestic Information Sheet</p> <p>Condition 9 Solo Smart Charger - Domestic User Guide</p> <p>Condition 9 Electrical Charging Rev A01/ 27/05/2021</p> <p>J1751-PL-07 Rev P02 Proposed Site Plan</p> <p>J1751-PL-03 Rev P03 Proposed Floor Plan</p>	<p>Details Approved</p>
<p>C10. Notwithstanding the details shown on the approved plans, no development shall take place until details of the materials proposed to be used for the external walls and roof 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>	<p>Condition 10 Materials Rev A01/ 27/05/2021</p> <p>Condition 10 Reclamation Declaration of Performance</p> <p>Condition 10 Reclamation Bricks Technical Information</p> <p>Condition 10 Sandtoft Neo technical Information Sheet</p> <p>J1751-PL-04 Rev P03 Proposed Elevations 1 of 3</p>	<p>Details Approved</p>

<p>C11. Prior to the commencement of development, final details of measures that aim to reduce pollution and promote renewable and low carbon energy and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority.</p> <p>The development shall be constructed in accordance with the approved measures.</p> <p>C12. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved in writing by the Local Planning Authority and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:</p> <p>a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). A full desk top study and a non-technical summary shall be submitted in writing to the Local Planning Authority.</p>	<p>J1751-PL-05 Rev P04 Proposed Elevations 2 of 3</p> <p>J1751-PL-06 Rev P04 Proposed Elevations 3 of 3</p> <p>Condition 11 Sustainability Rev A01/ 27/05/2021</p> <p>Condition 11 Air Source Heat Pump Information</p> <p>Condition 11 Ground Source Heat Pump Information Sheet</p> <p>J1751-PL-07 Rev P02 Proposed Site Plan</p> <p>Condition 12 Contamination Rev A01/ 27/05/2021</p> <p>Preliminary Environmental Risk Assessment - Issued: May 2021 - Delta-Simons Project No. 21-1009.01</p> <p>Site Investigation and Remediation Method Statement - Issued: June 2021 - Delta-Simons Project No. 21-1009.02</p>	<p>Details Approved</p> <p>Details Approved</p>
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b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and take into account the site's existing status and proposed new use. A copy of the site investigation and findings shall be submitted in writing to the Local Planning Authority.		
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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 Grant Fixter.



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

Date; 20-Jul-2021

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	The details provided are acceptable, but the condition has ongoing requirements – for example implementation in accordance with the agreed details. 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.
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.

