



# B O S T O N BOROUGH COUNCIL

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

## Town and Country Planning Act 1990

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### APPLICATION DECISION NOTICE

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#### Application Reference: B/21/0276

Applicant: Mr Kevin Doyle  
My Lockup  
Alanbrooke Industrial Park  
Darlington  
DL1 4WD

Agent: Mr Paul Jakuc  
ADG Architects  
6 Pioneer Court  
Darlington  
DL1 4WD

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

**Application under s.73 for the variation of Condition 2 (Approved Plans) of planning permission B/18/0433 (Erection of single storey storage unit and associated car parking) at My Lockup, Boardsides, Wyberton Fen, Boston, PE21 7NY**

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 carried out in accordance with the following approved plans and details:
  - Location plan drawing no. 9-1 received 25th October 2018
  - Site Plan drawing no. (9-)3 Rev. B received 25th October 2018
  - Proposed Plan and Elevations drawing no. (00) 2 Rev G received 7th October 2021
  - E-mail correspondence between Kevin Doyle - MyLockup.com, Paul Jakuc and John Bell sent on the 5th October 2021 at 10.19am confirming that the glazing bars will be a grey finish.

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

2. No retail sales to either the trade or general public shall be carried out directly from the premises.

Reason: In the interests of sustainable development and to protect the character of the countryside in accordance with Policy 2 of the South East Lincolnshire Local Plan (2011-2036).

3. The permitted development shall be undertaken in accordance with the following surface water drainage scheme details:
  - TH-ENG19-032-100 Rev A – Proposed External Levels,
  - TH-ENG19-032-101 Rev A – Proposed External Drainage Arrangement,
  - TH-ENG19-032-201 Rev A – Proposed External Drainage Details Sheet 1 of 2,

- TH-ENG19-032-202 Rev A – Proposed External Drainage Details Sheet 2 of 2
- TH-ENG19-032-203 Rev A Proposed Site Access GA and Details

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development and to accord with Policy 2 of the South East Lincolnshire Local Plan (2011-2036).

4. All obstructions exceeding 0.6 metres high shall be cleared from the land within the visibility splays illustrated on drawing number (9-)3-B dated 17th December 2018 and thereafter, the visibility splays shall be kept free of obstructions exceeding 0.6 metres in height.

Reason: So that drivers intending entering the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to complete the manoeuvre and to accord with Policy 2 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: 11-Oct-2021**



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

Informatives

Your attention is drawn to the advice from the Black Sluice Internal Drainage Board attached in a letter dated 05/12/2018.



## 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](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

