

Abbie Marwood
Development Manager
Boston Borough Council
Municipal Buildings
West Street
Boston
Lincolnshire
PE21 8QR

19 January 2024

Dear Abbie,

Re: Application under S73 to vary conditions 2 of planning permission B/22/O192 to replace the wooden shelter with a building.

On behalf of Wilkinson Developments Ltd, we write following planning permission B/22/O192 and enclose an application pursuant to S73 of the Town and Country Planning Act 1990 (as amended), seeking the variation of condition 2 to replace the approved wooden shelter with a building.

The following documents are enclosed with the application:

- Proposed Building Elevations and Floorplan; and,
- Landscape Masterplan 19.01.2024.

The application fee has been paid upon submission of the application.

The remainder of this covering letter details the proposed amendments and assesses the acceptability in planning terms and suitability for the granting of planning permission.

As part of planning permission ref. B/22/O192, Wilkinson Developments Ltd secured consent for a wooden circular shelter that would be used as a communal amenity/activity space. The shelter would be used for activities such as meditation and pilates and would also provide amenities including a pop-up pizza oven and bar space to provide guests with on-site amenities.

This application proposes to amend planning permission ref. B/22/O192 to replace the shelter with a fully enclosed building constructed of wood and glass to ensure the space is fully protected from the elements and to maximise its usability throughout the year during the operation of the holiday park, even during adverse weather conditions.

The building would continue to be used as an activities and amenity space and would feature a permanent pizza oven and bar. A large open-plan space would provide seating space as well as space for activities. The pizza oven and bar sit centrally within the unit. A storage room, w/c and customer services office and shop, selling products to the anglers staying on-site, are also proposed.

The building would be constructed of timber cladding and feature large windows to ensure it matches the character and appearance of the glamping lodges and assimilate effectively into the site.

Overall, the proposed building would provide similar facilities as the consented wooden shelter but do so in an enclosed space that would provide shelter from adverse weather. The design of the building would match with the lodges on-site and the design of the consented wooden circular shelter. On this basis, the proposed amendments to planning permission ref. B/22/0192 are considered acceptable and suitable for the grant of planning permission.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

Ben Gibson MRTPI
BG Planning