

Mr Trevor Thompson
Boston Borough Council
Municipal Buildings
West Street
Boston
Lincolnshire
PE21 8QR

Globe Consultants Limited

The Tithe Barn
Greestone Place
Lincoln
LN2 1PP

t: 01522 563515
e: enquiry@globelimited.co.uk
w: www.globelimited.co.uk

13th July 2020
Our ref: PS/2907/Discon

Dear Mr Thompson,

Application to discharge condition numbers 3, 6, 7, 8, 9, 13 and 14 of planning permission reference number B/20/0095 - Rebuilding of barns to form 2 dwelling houses at Land adjacent to Holland House Farm, Kirton Drove, Kirton Fen, Boston, LN4 4QN.

I refer to the above and to the attached drawing numbers 19-0208-02F and 19-0208-20 containing information relating to the proposed driveway and car parking, drainage, elevation detail, boundary fences, biodiversity, and landscaping. The attached report by Delta Simons sets out the required remediation strategy.

You will appreciate that the Applicant, quite properly, ceased all work relating to this investment whilst the planning application was under consideration. However, you will appreciate that the misunderstanding that led to him commencing work in the first place has meant that workers have had to be laid off pending a decision on the development and building materials left at the merchants awaiting collection. It is critical that work commences at the earliest opportunity to form the block and beam floor at the correct height so that this investment can continue once the various conditions have been submitted and approved, hence the expediency of this application.

If you have any queries relating to any of the above, please do not hesitate to contact me. However, I would wish to make the following points at this stage.

- The driveway and parking is proposed in this manner as the most sensible and effective way of providing off street parking for each barn in a location that relates to each unit whilst ensuring existing trees are not unnecessarily removed and a driveway that serves barn 2 without obstruction from parking at barn 1. This would not be achieved if the car parking from barn 1 is located immediately adjacent to the barn as originally indicated. The car parking that is proposed utilises the existing robust structures over the dyke which keeps the driveway clear. The location of the car parking is suitably distant to the existing Holland House dwelling to avoid any adverse amenity impact.

- Surface water utilises existing surface water drains from the barns to the adjacent dyke plus additional soakaway provision within the rear garden area. Foul drainage is via a Klargestar treatment plant.
- The elevations show the architectural detailing including the brick bonding (separately conditioned), the window and door cills, corbelling, tie irons.
- Boundary fencing is specified and includes a 6ft high close boarded fence on 6" gravel boards and a 1ft high trellis atop to ensure that privacy between barn 1 and the existing dwelling at Holland House is assured.
- The scheme of biodiversity enhancements previous agreed relate to the installation of 4no bat boxes. It is concluded that these should be located in appropriate locations on the buildings rather than in adjacent trees, which are not suitable. The location of the boxes is shown on the elevation drawings and each will be a National Trust Bat Box, manufactured from FSC timber with rough sawn internal landing and tapered ladder grooves.



- The Applicant is keen to include additional habitat benefit and proposes a number of trees to be planted including fruit trees and native woodland species including willow, silver birch, alder and elder. These will be Regular Standard, 8-10cm girth at 1m above ground level and so some 2.50-3.00m in height when planted.
- Surface landscaping, both hard and soft, is shown on drawing number 19-0208-20.

Yours Sincerely,

P. Scrafton

Phil Scrafton
Managing Director