



BOSTON BOROUGH COUNCIL

Town and Country Planning Act 1990

APPLICATION DECISION NOTICE

Application Reference: B/16/0414

Applicant: Mr Paul Oakton
Treedale Lodge
Fen Road
Keal Cotes
Spilsby
Lincs
PE23 4AF

Agent: Mr Terry Sykes
Terry Sykes (Design and Build)
48 Pilley's Lane
Boston
Lincolnshire
PE21 9RB

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

Construction of 1no. agricultural building to provide 6no. pig holding pens and storage of agricultural machinery, 1no. agricultural building to provide a store for straw, hay and feed plus hardstanding area to serve proposed free range pig business at Land North of The Lockwood, Cut End Road, Fishtoft, Boston, Lincolnshire, PE21 0SN

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 begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in strict accordance with the application received 2nd November 2016 and in accordance with the associated plans referenced:

- 1/3 Site location plan 1:2500
- 2/3 Site location plan 1:1250
- 3/3 Site plan, proposed elevations and floor plans Drwg no. TS.OFPF.2016.01

And the accompanying Planning Statement e-mails dated 9th and 15th November 2016.

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

In determining this application the authority has taken account of the guidance in paras 186 – 187 of the NPPF (2012) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

B/16/0414

Dated: 19-Dec-2016



Paul Edwards
Development Control Manager

Note

1. You should provide details relating to access works within the Public Highway. Prior to submission of these details, you might wish to contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.
2. Your attention is drawn to the advice from the Environment Agency attached in a letter dated 23 November 2016.
3. Your attention is drawn to the advice from Witham Fourth Internal Drainage Board attached in a letter dated 11 November 2016.

IMPORTANT NOTES

This consent does not constitute permission under the Party Wall etc Act 1996, nor any Building Regulations approval under the Building Act 1984.

We may have attached other documents or copy letters to this decision notice. While these do not form part of the Council's formal decision they should be used or read in conjunction with it. They contain useful or essential information, which you require to be aware of and may necessitate further actions on your part.

PLANNING APPEALS

If you are aggrieved by the decision or any of the conditions attached to a consent you may pursue an appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. However, it is suggested that you speak, in the first instance, to the Planning Officer who dealt with your application for further advice.

If you wish to appeal the easiest way of submitting an appeal is online at www.gov.uk/appeal-planning-decision, however if you wish to apply by post the address is: The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate customer support team: 0303 444 5000

Email: enquiries@pins.gsi.gov.uk

For a householder planning application you must appeal within **12 weeks** of the date on the decision notice. For all other types of planning application then you must do so within **6 months** of the date of the decision notice.

The Secretary of State can allow a longer period for giving notice of an appeal but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICE

If either the Local Planning Authority or the Secretary of State for the Environment refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

PROPOSED DEMOLITION

The provisions 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 have 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

14 NOV 2016

WITHAM FOURTH DISTRICT INTERNAL DRAINAGE BOARD

To: Director of Planning Boston Borough Council Municipal Buildings West Street BOSTON, Lincs PE21 8QR	From: Engineering Manager Date: 11th November 2016
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SUBJECT: PLANNING OBSERVATIONS

**Planning
Application No:**

B/16/0414

Grid Ref: 536617
341767
Our Ref: 36/41

Applicant: Mr Paul Oakton

Proposal: Construction of 1 no agricultural building to provide 6 no pig holding pens and storage of agricultural machinery, 1 no agricultural building to provide a store for straw, hay and feed plus hardstanding area.

Location: LAND AT CUT END ROAD, FISHTOFT, BOSTON, Lincs.

COMMENTS:

1. If there is any change to the surface water disposal arrangements stated in the application, please contact the Board.

Signed



A Carrott
Engineering Manager

Boston Borough Council
Development Control
Municipal Buildings West Street
Boston
PE21 8QR

Our ref: AN/2016/124647/01-L01
Your ref: B/16/0414
Date: 23 November 2016

Dear Sir/Madam

**Construction of 1no. agricultural building to provide 6no. pig holding pens and storage of agricultural machinery, 1no. agricultural building to provide a store for straw, hay and feed plus hardstanding area to serve proposed free range pig business
Land North of the Lockwood, Cut End Road, Fishtoft, Boston, PE21 0SN**

Thank you for consulting us on the application above, on 03 November 2016.

Whilst we have **no objection** to the proposal on planning grounds, we would like to take this opportunity to present the following informative comments.

The farm will not require an Environmental Permit as it is outdoor/free range. This is applicable regardless of the numbers of pigs on site. The applicant may still have to register for an exemption though, and further information on this can be found on our website.

Furthermore, as the site is almost completely surrounded by watercourses and/or land drains, we strongly recommend that the operator follows the advice outlined in guidance document 'Protecting our Water, Soil and Air - A Code of Good Agricultural practice for farmers'. A copy of the document can be viewed on our website at <https://www.gov.uk/government/publications/protecting-our-water-soil-and-air>. Page 80 refers to outdoor pigs, with particular guidance on making sure of land suitability.

As stated above the site is near to watercourses, and the supporting documents do not detail how close the fencing is going to be, i.e. how close the pigs can roam. We strongly recommend that grass-buffers are implemented and maintained to prevent run-off. The implementation of such a measure would help to reduce the risk of soil erosion and contaminated runoff entering the watercourses adjacent to the site. The site should also develop a system where grass cover is maintained on the site, and it must be free draining without obvious risk of run-off and erosion.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Environment Agency
Waterside House Waterside North, Lincoln, Lincolnshire, LN2 5HA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Yours faithfully

Mr Rob Millbank
Sustainable Places - Planning Adviser

Direct dial 02030 255036

Direct e-mail rob.millbank@environment-agency.gov.uk

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