

Application Number: PA/2008/1338

(please quote in all correspondence)

Case Officer: Scott Jackson Tel: 01724 297392

email: scott.jackson@northlincs.gov.uk

3 November 2008

Mr P Ellis
Keadby Bridge Filling Station
Station Road
Gunness
SCUNTHORPE
DN15 8SX

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION

Proposal: Planning permission to amend size of MOT station previously approved under application PA/2007/1383 and replace existing garage with workshop

Site Location: Keadby Bridge Filling Station Station Road Gunness

Applicant: Mr P Ellis

Your application was received as valid on 03/11/2008. A decision should be reached by 29/12/2008. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the Council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the Council's web site www.northlincs.gov.uk

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by myself without reference to the Planning Committee under a clearly defined scheme of delegation. Major or controversial plans will be decided by the Planning Committee. **If you want to put your views to the Committee yourself, or have someone do this for you please write to me within 21 days of the date of this letter.** If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now.

If, by the 29/12/2008, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on www.planningportal.gov.uk/pcs.

Yours faithfully

Mike Welton
Head of Planning

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

PLANNING APPLICATION NO. PA/2008/1338

The Council has received the following proposal:

Planning permission to amend size of MOT station previously approved under application PA/2007/1383 and replace existing garage with workshop

Location:

Keadby Bridge Filling Station, Station Road, Gunness

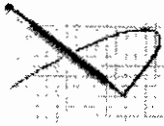
The application and submitted plans may be seen in the Highways & Planning Office (Development Control) at Church Square House, Scunthorpe, between 9.00 am and 5.00 pm on Mondays to Fridays (inclusive). Alternatively, you may find it more convenient to arrange to inspect the copy of the application (during reasonable hours Monday to Friday) which has been supplied to Mrs N Beresford, 38 Old Village Street, Gunness. Please telephone to arrange a prior appointment on Scunthorpe 782790 or 01302 326099.

If you wish to express any views about the proposal you should do so by writing to the Development Control team at North Lincolnshire Council, Church Square House, PO Box 42, Scunthorpe, DN15 6XQ, quoting the application reference number stated above.

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the Council's decision. A copy of your letter will also appear on the Council's web site www.northlincs.gov.uk. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the Council on or before
will be considered before the relevant notification is determined.

M Welton
Head of Planning



**Scott
Jackson/PL/NorthLincs**
05/12/2008 12:28

To fish4sale@talktalk.net
cc Planning@northlincs.gov.uk
bcc
Subject PA/2008/1338- Keadby Bridge Filling Station, Gunness

Mr Ellis,

Please find the attached comments from highways for you to act upon accordingly. I look forward to hearing from you in due course.
Kind Regards

Scott Jackson
Senior Planning Officer
North Lincolnshire Council- 01724 297392

This e-mail expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that anything included in an e-mail may have to be disclosed under the Freedom of Information Act and cannot be regarded as confidential. This communication is intended for the addressee(s) only. Please notify the sender if received in error.



Please think before you print- North Lincolnshire Council greening the workplace. 2008.1338- Highways.pdf

DEVELOPMENT CONTROL SECTION	
8 DEC 2008	
Referred To	SJ

HIGHWAYS & PLANNING : HIGHWAY CONTROL

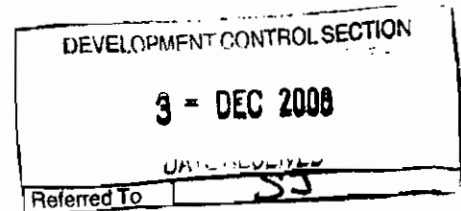
INTER _____

OFFICE _____

MEMO



Application No: PA/2008/1338
From: Darren Cowling
To: Scott Jackson Ext: 01724 297392
Date: 03/12/2008
Subject: Development affecting highways: Planning permission to amend size of MOT station previously approved under application PA/2007/1383 and replace existing garage with workshop Keadby Bridge Filling Station Station Road Gunness
Applicant: Mr P Ellis



With reference to the above application which was received by me on the

Access type: Existing

Notice is hereby given that the Council as Local Highway Authority, under Article 10 of the Town and Country Planning General Development Order Act 1995, and other appropriate powers

- (a) Does not wish to restrict the grant of permission
- (b) Advises that any permission issued by the planning authority should include the following conditions:

Cond. No.	Condition	Reason
1		

Informatives: HW1 HW2

(c) Request the following information

I have no particular objection to the proposal in principal. However, I am concerned that there is a situation developing on this site that if not managed properly will become hazardous. There is a relatively limited amount of space available to cater for the M.O.T business, car sales and customer parking. The introduction of a larger building will limit space even further and given the sites proximity to the junction of the A18 and B1450 I would not wish to see a situation arise where vehicles were parked outside of the site boundary and potentially interfering with the free flow of vehicles.

Therefore, before I offer any formal comment on the application I need to see evidence that the site can be managed in a way that prevents any hazards to road safety. To this end I require a properly drawn plan, accurately showing the site boundaries, the size and position of all buildings, the provision of staff and customer parking facilities and the location of bays

occupied by vehicles for sale. I will also require a form of traffic statement that details how the site is operated numbers of staff and average customer turnover.

I should be pleased if you would pass on my comments to the applicant and I look forward to your reply in due course.