

Application number: PA/2013/1422

(please quote in all correspondence)

Case officer: Nicholas Lawrence Tel: 01724 297309

Email: planning@northlincs.gov.uk

6 February 2014

Mr Dean Parkinson
62 Pinewood Close
SCUNTHORPE
DN16 3FB

Dear Sir/Madam

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

Proposal: Planning permission to change use to a fast food take away and delivery service

Site location: 61 Station Road, Keadby

Applicant: Mr Dean Parkinson

Your application was received as valid on 05/02/2014. A decision should be reached by 02/04/2014. 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 officers without reference to the Planning Committee, under a clearly defined scheme of delegation. This allows you to ask for the application to be presented to the Planning Committee if you or your representative intends to put forward your case in person. If this is your intention, 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. You must also comply with the council's public speaking procedure by confirming with Democratic Services, no less than 48 hours before the start of the meeting, that you want to attend and address the Planning Committee. (This time limit will be strictly applied.)

If, by the 02/04/2014, 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

Phil Wallis
Head of Development Management

Birchwood Park Property.

90, High Street, Hook, Goole, East Yorkshire. DN14 5PF.
Tel: 01405 767930. Fax: 01405 780020. Mobile: 07778 311892.
Email : birchallsLtd@btconnect.com

Mr Nicholas Lawrence.
Planning Officer.
North Lincolnshire Council.
Development Control, Planning and Regeneration.
Civic Centre,
Ashby Road,
Scunthorpe,
North Lincolnshire.
DN16 1AB.

DEVELOPMENT CONTROL SECTION	
17 JUN 2014	
DATE RECEIVED	
Referred To	NL

16.06.2014.

Reference PA/2013/1422. (61 Station Road, Keadby.)

Dear Mr Lawrence

Having tried to telephone you last week but found you were away, also not receiving a reply to an email I sent to you some weeks ago due to your work load I am sure; may I ask you to read the attached copy of the email I sent.

It is appreciated that such things take time but we are desperate in not wishing to loose another prospective buyer for this property who is waiting for a decision.

Thanking you
With best regards

Vince

V A Lewis.
Office Manager.
Co Sec. S Birchall Engineering Ltd.

Birchwood Park Property.

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Email : birchallsld@btconnect.com

copy remain.

FAO. Mr Nicholas Lawrence
North Lincolnshire Council.
Planning Dept.

6th May 2014.

Reference Application: PA/2013/1422 (61 Station Rd, Keadby, Scunthorpe.)

Dear Mr Lawrence

It is some two weeks since I had a telephone conversation with you reference the planning application referenced above.

Birchwood Park Property is the trading name for Mr Simon Birchall who is also the director of S Birchall Engineering Ltd

We are a little concerned on the length of time it is taking for a decision is being made on this application primarily for two reasons.

Firstly the premises has been empty now for over twelve months, yet a number of prospective buyers have said they would buy if there were the possibility of a change of use to include fast/hot food outlet. The second possibly of more concern to North Lincolnshire Council, is the deterioration in the appearance of the property due to vandals; causing an overall impression that the immediate area is not seen to be as cared for, as the neighbours wish it to be and believe it is becoming downgraded.

The police have been involved on two occasions with one arrest, which delighted the residents.

We do appreciate that a multitude of aspects have to be taken into consideration with all planning applications and things take time; however, once again we are told by the estate agent last week that a prospective buyer is very interested especially if the planning application had approval.

Could you therefore assist us by attempting to progress this application as quickly as possible. We understand that all council departments are under pressure and I am sure that your department/desk is equally so.

Please help if you can.

With regards

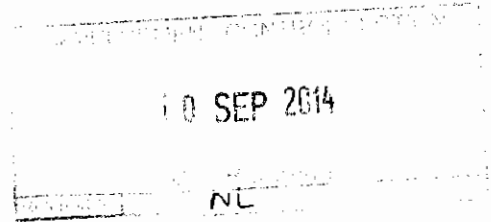
Vince

Revd. V A. Lewis.
Co Secretary. S Birchall Engineering Ltd

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Head of Department.
Development Control
Planning and regeneration
Civic Centre
Ashby Road
Scunthorpe
North Lincolnshire
DN16 1AB



09/09/2014

Planning Application Reference: PA/2013/1422

Dear Sir/Madam

Further to numerous telephone calls, letters and emails that I have sent to the planning department and to Mr Lawrence, I finally receiving information that the application had been not approved, which was contrary to suggestions previously received from the department.

I sent a letter to Mr Lawrence asking for details why it had not been approved and asking for guidance on an appeal against any aspect of this decision, nothing was forth coming and eventually I spoke to Mr Lawrence who said that a letter containing full details on the application would be sent to this office.

Now again some weeks later we have still not had anything in writing and therefore, Mr Simon Birchall, the owner of the property has asked me to send one last letter prior to him putting the entire situation in the hand of our solicitors to progress with your legal department.

This letter is not to complain about the apparent non approval, but to do so about the failure of your department in not responding to the numerous letters and emails I have sent since April 2014; bearing in mind that the application was due for a decision in April 2014. Clearly the planning department is in dire straits which are of concern, especially since the council still insists of collecting ratable monies from us, whilst we have renovated this property and continue to keep this property respectable whilst empty and awaiting its sale. Yes we will appeal a decision of non-approval, but to do so we need confirmation of this planning application's final standing.

Would you please confirm the situation of this application.

Thanking you


V X Lewis
Birchwood Park Property
Co Secretary S Birchall Engineering Ltd.