

Application number: PA/2014/0861

(please quote in all correspondence)

Case officer: Andrew Law Tel: 01724 297490

Email: planning@northlincs.gov.uk

13 August 2014

Howard Wroot
Howard J Wroot, Chartered Surveyor
240 Wharf Road
Ealand
SCUNTHORPE
DN17 4JN

Dear Sir/Madam

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

Proposal: Planning permission for a change of use of shop and flat (A1) to restaurant (A3), with installation of new shop front and rear external flue

Site location: 76 High Street Epworth

Applicant: Mr Richard Mills North Lincs Property Holdings Ltd

Your application was received as valid on 07/08/2014. A decision should be reached by 02/10/2014. 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 02/10/2014, 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

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

THE PROPOSAL IS WITHIN A CONSERVATION AREA

PLANNING APPLICATION NO. PA/2014/0861

The Council has received the following proposal:

Planning permission for a change of use of shop and flat (A1) to restaurant (A3), with installation of new shop front and rear external flue

Location:

76-78 High Street, Epworth

The application and submitted plans may be seen in the Development Control office at Civic Centre, Ashby Road, Scunthorpe, between 9am and 5pm Monday to Thursday (inclusive) and 4.30pm on Friday. It can also be viewed on line at www.northlincs.gov.uk. Alternatively, if you have difficulty travelling to Scunthorpe you may find it more convenient to arrange to inspect a copy of the application locally which has been supplied to Mrs C Maguire, Clerk to Epworth Town Council, Cemetery Lodge, Burnham Road, Epworth, Doncaster, DN9 1BY. Please telephone to arrange a prior appointment on 01427 872086 or 07926 791209 (8.30am-6.00pm Mon-Fri).

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, Civic Centre, Ashby Road, Scunthorpe, DN16 1AB, quoting the application reference number stated above.

Householder Development** If the application relates to householder development, in the event that an appeal is made against a decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the Council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

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 application is determined.

** Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

Phil Wallis
Head of Development Management