



The Planning Inspectorate

Room 3/23
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5465
Customer Services:
0303 444 5000
Email: teame2@pins.gsi.gov.uk

www.gov.uk/planning-inspectorate

Development Management
North Lincolnshire Council
Development Management
Planning and Regeneration
Civic Centre
Ashby Road
Scunthorpe
DN16 1AB

Your Ref: EN144
Our Ref: APP/Y2003/C/15/3128689
Further appeal references at foot of letter

08 July 2016

Dear Development Management,

Town and Country Planning Act 1990
Appeals by Ms Lynne Gresham

Site Addresses: The Meadows, Carr Lane, Eastlound, Haxey, DONCASTER,
South Yorkshire, DN9 2LT and The Meadows, Carr Lane, Eastlound, Haxey,

I enclose a copy of the site notice giving the inquiry details for this appeal(s). The inquiry is scheduled to last 1 day(s). Please let me know within 7 days if you think more time is needed.

Notification

No later than 2 weeks before the opening of the inquiry you must serve a notice of the inquiry arrangements on those other than the appellant(s) with an interest in the land, owners/occupiers of property near the site, those who made representations on this appeal(s), those entitled to appear at the inquiry and anyone else you consider to be affected by or interested in the alleged breach of control.

Your letter should cover:

- a brief description of the subject matter of the appeal(s);
- the location of the site;
- a clear statement of the date, time and place of the inquiry, the powers enabling the Inspector to determine the appeal(s) and the name of the Inspector;
- where your completed questionnaire, your and the appellant(s) statement, proof of evidence, summaries and statement of common ground can be seen;
- that they may attend the inquiry and at the Inspector's discretion, give their views;
- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements etc;
- that the decision will be published on GOV.UK

You must send a copy of your notification letter and a list of those notified to me.

The Secretary of State considers that the LPA should normally notify the press of inquiries.

If notice of the inquiry is published in the press, a copy of the notice(s) should be sent to me.

Proof of Evidence

A proof of evidence' is a written statement that you, the appellant or witness wish the Inspector to take into account at the inquiry. The proof(s) should contain the written evidence about which each person appearing at the inquiry will speak. If the proof is more than 1500 words long, you must also send me 2 copies of a written summary which should not be more than 10% of the length of the proof.

The summary should reflect the contents of the proof and should not include new evidence. When a summary is provided, only that will be read out at the inquiry. If proofs and summaries are not received together and on time, the inquiry may be postponed.

You and the appellant(s) must make sure that you send me 2 copies of your proofs of evidence (and summary where appropriate) no later than 4 weeks before the inquiry.

Postponements

If you want the inquiry to be postponed, please make your request by telephone and then confirm it in writing. We only agree to such requests in the most exceptional circumstances.

Yours sincerely,

Carolyn Oliver

Carolyn Oliver

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

Linked cases: APP/Y2003/X/15/3133149

PUBLIC INQUIRY

On
02 August 2016 at 10:00

At
Civic Centre Ashby Road Scunthorpe DN16 1AB

REASON FOR INQUIRY

Appeal by Ms Lynne Gresham

Against the enforcement notice served by North Lincolnshire Council.

The notice alleges:

Material change in the of use of the agricultural land to land for the use of the (3) unauthorised caravans used for residential occupation without the grant of planning permission and;

Relating to the lawful development certificate application(s) to the above local planning authority for continued residential occupation of a mobile home being an existing and lawful use.

At

The Meadows, Carr Lane Eastlound, Haxey DONCASTER DN9 2LT

An Inspector appointed by the Secretary of State under paragraph 1(1) of Schedule 6 to the Town and Country Planning Act 1990 will attend at the place, date and time shown above to decide the appeal(s).

Members of the public may attend the inquiry and, at the discretion of the Inspector, express their views. If you are disabled or anyone you know who wants to go to the inquiry is disabled, contact the Council to confirm they can make proper arrangements such as parking spaces, access, seating arrangements and so on. Documents relating to the appeal(s) can be viewed at the Council's offices by prior arrangement.

Planning Inspectorate References:

APP/Y2003/C/15/3128689

APP/Y2003/X/15/3133149

Planning Inspectorate Contact:

Carolyn Oliver

0303 444 5465

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>



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Our Ref: APP/Y2003/C/15/3128689
Further appeal references at foot of letter

29 April 2016

Dear Development Management,

Town and Country Planning Act 1990
Appeals by Ms Lynne Gresham

Site Addresses: The Meadows, Carr Lane, Eastlound, Haxey, DONCASTER,
South Yorkshire, DN9 2LT and The Meadows, Carr Lane, Eastlound, Haxey,

I have sent you for your information a copy of the appellant's final comments on the above appeal(s). Normally, no further comments, from any party, will now be taken into consideration.

Yours sincerely,

Carolyn Oliver
Carolyn Oliver

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

Linked cases: APP/Y2003/X/15/3133149

Howard J Wroot

Chartered Surveyor

240 Wharf Road
Ealand
Scunthorpe
North Lincolnshire
DN17 4JN

Tel 01724 711068
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Mob 07947 226577
Email howard@howardjwroot.com

The Planning Inspectorate
Room 3/23
Temple Quay House
2 The Square
Bristol
BS1 6PN

Date: 23 April 2016

Your ref:
Our ref:

Dear Sirs,

Proposal : Appeal against Enforcement Notice EN144
Location : The Meadows, Carr Lane, East Lound, Doncaster, DN9 2LT.
Appellant : Ms Lynne Gresham.
Local Planning Authority : North Lincolnshire Council
Appeal ref : APP/Y2003/C/15/3128689 & APP/Y2003/X/15/3133149

RESPONSE TO LPA STATEMENT (APP/Y2003/X/15/3133149)

1. Para 3.3 the LPA duly note that the residential caravan (mobile home) was lawfully on site under planning permission 2/1987/0810. See doc E of my Appeal Statement.
2. Para 3.8 the LPA acknowledge that since 10th January 1991 they have allowed the mobile home to remain on site in breach of planning condition 3 of the 1987 permission. They have therefore tacitly allowed this residential unit to remain in situ notwithstanding the Enforcement Notices they served on it.
3. Indeed since the service of those notices (Breach of Condition Notice 1/11/1994) the have in fact flouted it themselves by paying occupants Council Tax and Housing Benefit refer appendix 4 to my Appeal Statement.



Howard J Wroot Chartered Surveyor
The trading name of Howard J Wroot Ltd
Company Number 6586509

4. The documentation submitted in support of the occupation of the mobile home shows a regular occupation of the mobile since 1994 and whilst it does not fill in every day since then, it shows the continued use of the site for residential purposes and the intension to re-let the premises as soon as a tenant left.
5. Again with the Local Authority making use of the mobile home themselves.
6. Gaps in the rent payments and council tax payments can be explained by many of the tenants either paying Ms Gresham in cash or not paying at all. The type of “clientelle” that would live in the mobile home do not pay taxes in any event and did not pay council tax hence the periods when none was received.
7. The LPA state Para 4.3 that the in house legal advice is that the appellant has not shown sufficient evidence “on the balance of probability” that there has been a “continuous” ues of the mobile home. On what yard stick do they base their view? What do they consider to be a “continuos use” ? Many rental properties are not occupied 365 days a year, they have periods of voids when one tenant leaves and another is sought, similarly during periods of refurbishment the mobile home cannot be occupied thus there are gaps in records.
8. With all the evidence considered the appellant believes that she has shown that the mobile home has been so occupied and therefore the certificate of lawful use should have been granted.
9. I would re-iterate the case for this mobile home to be viewed as a building fixed to the ground – the council do not dispute this fact see para 5.4 they merely state they consider the 10 year rule applicable. If they therefore do not dispute the mobile home is now fixed in situ then it becomes a building and should therefore be judged as a building occupied as a dwelling and be subject to the 4 year rule and again immune from any enforcement action.
10. Under Section 173(11) (TCPA 1990) planning permission is deemed to be granted for any development in respect of which Enforcement Action could have been taken but was not taken under the same breach of planning control. I therefore contend that this is applicable in this appeal and that therefore planning permission should be granted. The LPA have not taken any Enforcement Action against the Breach of Condition since 1994 they have aquiesced and in fact have made use of the development themselves by paying Housing Benefit and Council tax Benefit to tenants of the mobile home.

RESPONSE TO LPA STATEMENT (APP/Y2003/C/15/3128689)

1. See paras 1,2 and 3 above.



2. The LPA are therefore fully aware that the mobile home has remained on site in breach of planning condition 3. Therefore the LPA knowingly misrepresented “The Breach of Planning Control Alleged” in the Enforcement Notice, by stating that “without planning permission the making of a material change of use of agricultural land to land for the use of 3 unauthorised caravans for residential occupation without consent”. When they knew that one of the caravans did have consent and was on site with the benefit of planning permission, it was however in breach of condition 3 of it’s planning permission.
3. This is a clear misdescription and renders the Enforcement Notice void and it should be quashed.
4. In addition the notice does not identify the caravans on site so it cannot be complied with due to the fact that should either this Appeal or Appeal APP/Y2003/X/15/3133149 be successful then identifying the caravans to be removed from site will not be possible making the notice unenforceable and void.
5. I would refer to all other paragraphs above.

It must finally be stated that North Lincolnshire Council have had 22 years to take enforcement action against this development, they have not done so. Instead they have paid tenants Housing Benefit to live in the mobile home and also paid tenants Council Tax Benefit.

The development is now immune from any enforcement action being taken by virtue of both the 10 year and 4 year rules.

Planning permission is also deemed to be granted under Section 173(11) (TCPA 1990).

Yours faithfully

Howard J Wroot BSc MRICS



Howard J Wroot Chartered Surveyor
The trading name of Howard J Wroot Ltd
Company Number 6586509



The Planning Inspectorate

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11 April 2016

If you need to respond to this letter, please direct your correspondence to linda.hutton@pins.gsi.gov.uk or telephone Linda Hutton on 0303 444 5387

Dear Development Management,

Town and Country Planning Act 1990
Appeals by Ms Lynne Gresham
Site Addresses: The Meadows, Carr Lane, Eastlound, Haxey, DONCASTER,
South Yorkshire, DN9 2LT and The Meadows, Carr Lane, Eastlound, Haxey,

I am writing to confirm that the inquiry into this appeal(s) will open at 10:00 on 02 August 2016.

The venue will be:

Civic Centre, Ashby Road, Scunthorpe, DN16 1AB

This will be reserved for 1 day.

The sitting days are at the Inspector's discretion and may be changed once the inquiry has opened.

Please arrange a car-parking space for the Inspector and send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number(s).

The name of the Inspector will be confirmed to you at a later date.

Please note that disabled people who may be concerned about facilities at the inquiry venue have been advised to write to or contact your Council to confirm that proper provisions are in place.

Yours sincerely,

Lesley Coley
Lesley Coley

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

Linked cases: APP/Y2003/X/15/3133149

NORTH LINCOLNSHIRE COUNCIL

Town and Country Planning Act 1990

APPEAL BY MS LYNNE GRESHAM

**AGAINST THE REFUSAL BY NORTH LINCOLNSHIRE COUNCIL TO GRANT A
LAWFUL DEVELOPMENT CERTIFICATE FOR THE CONTINUATION OF AN
EXISTING USE, THAT OF THE RESIDENTIAL OCCUPATION OF A MOBILE
HOME**

AT CARAVAN AT THE MEADOWS CARR LANE EAST LOUND HAXEY

Local Planning Authority's Reference: PA/2015/0608

Planning Inspectorate's Reference: APP/Y2003/X/15/3133149

April 2016

1. INTRODUCTION

1.1 This appeal arises from the decision of North Lincolnshire Council to refuse to grant a lawful development certificate for the continuation of an existing use at The Meadows, Carr Lane, East Lound, Haxey. The use in question relates to the residential occupation of a caravan sited on the land without consent.

1.2 The lawful development certificate was refused on the following grounds:

“Insufficient information has been submitted with the application to demonstrate to the Local Planning Authority that the existing use has been carried out for a continuous period of 10 years immediately preceding the date of the application.”

2. APPEAL SITE

2.1 Haxey is a small town of some 4584 inhabitants (2011) lying South of Scunthorpe on the West side of the river Trent. The appeal site lies outside of a residential area, being located in the open countryside.

2.2 The appeal site is made up of a parcel of land approx. 2.24 hectares in area with the caravan, the subject of this appeal, situated therein.

3. RELEVANT PLANNING HISTORY OF THE SITE

3.1 The appeal site is historically agricultural land and remains as such to the present date.

3.2 Planning permission was sought on 15th September 1986 by way of 2/1986/0342 to ‘retain an agricultural building for calf rearing and beef production and the *temporary* siting of a mobile caravan and installation of a septic tank’. This application was refused due to the close proximity of the proposed beef production site being too close to the residential dwellings nearby which could cause problems in terms of noise and smell.

- 3.3 On 2nd October 1987 planning permission 2/1987/0810 was sought for 'the retention of a general store, extension of a chicken house building and the *temporary* siting of a mobile caravan and installation of a septic tank'. This permission was granted for a *temporary* period of two (2) years.
- 3.4 On 10th January 1991, Following the expiration of the 2/1987/0810 permission, application 2/1990/0919 was sought to 'renew the temporary permission for the siting of a *residential* caravan'. This was refused on the grounds that the residential caravan was initially granted permission for use in connection with the agricultural unit that the unit would be established within two years. The evidence on the site suggested little work had been undertaken to establish the agricultural viability of the unit and the Local Planning Authority considered the residential caravan was not essential for the management of the site.
- 3.5 On 25th October 1991 permission was again sought under 2/1991/0804 to renew the temporary permission for the siting of a *residential* caravan, this was also refused on the grounds that the residential caravan was initially granted permission for use in connection with the agricultural unit and that the unit would be established within two (2) years. The evidence on the site suggested little work had been undertaken to establish the agricultural viability of the unit and the Local Planning Authority considered the residential caravan was not essential for the management of the site.
- 3.6 A further application was made on 29th October 2004 by way of PA/2004/0710 for a certificate of Lawful Use for the 'retention of a mobile home'. This was refused on the grounds that insufficient evidence was provided to support the claim of ten (10) years use as a residential caravan.
- 3.7 The final application, the subject of this appeal, was made on 19th May 2014 by way of PA/2015/0608 for a certificate of Lawful Use for the mobile home for residential use. This application was refused on the grounds that insufficient information has been submitted with the application to demonstrate to the Local Planning Authority that the existing use has been carried out for a

continuous period of ten (10) years immediately preceding the date of the application.

- 3.8 Although the use of the site commenced in 1986, use of the site for stationing of a residential caravan was not lawful between 1988 and 1992. An Enforcement Notice was issued on 16th August 1991 requiring cessation of the unlawful use. Permission was later granted for the limited period of two (2) years by the Secretary Of State in May 1992. The siting of a residential caravan was therefore lawful between May 1992 and May 1994. Thereafter the use ceased to be lawful, and a Breach of Condition Notice was issued on 1st November 1994. The use of the site from May 1994 to present, remains unlawful. The site is located within the open countryside and the Local Planning Authority would not permit *residential* caravans or mobile homes of any nature except where it is essential for purposes of agriculture and forestry. Neither reasoning applies to this site.

4. STATEMENT OF CASE

- 4.1 The council maintains the view that the Applicant failed to demonstrate, via the submission of evidence, that the mobile home has been used for residential purposes continuously for a 10 year period.
- 4.2 The evidence submitted with the application and the subsequent appeal is limited, relying primarily on sworn statements by the appellant and their close family and friends. A letter from the council tax officer has been submitted without enclosures; this does not confirm that council tax has been paid continuously over a 10 year period, merely that it has been paid at times during this period. Further evidence has been presented in the form of a rent book that demonstrated occupation of the mobile home for a 6 month period only; no other records of rent being paid/received have been submitted. The evidence that has been submitted does not demonstrate a continuous occupation of the mobile home and indicated that there is likely to have been breaks in the occupation of the unit.

4.3 The council's legal department was consulted on the application for a lawful development certificate. The legal department confirmed that it is for the appellant to prove that the mobile home has been used continuously for a 10 year period. The appellant's evidence must be sufficiently precise and unambiguous to justify the grant of a certificate 'on the balance of probability'. After considering the evidence presented with the application the council's solicitor advised that the evidence did not fulfil the legal test on the balance of probabilities and as such a certificate should not be granted. A copy of the advice from the council's legal department is appended to this statement.

5. COMMENTS ON APPELLANTS STATEMENT OF CASE

5.1 At paragraphs 1.3 and 1.4 of their statement the appellant asserts that it was the intention of the council to allow permanent residential accommodation on the site; this is inferred from the wording of condition 3 of Planning Permission ref: 2/1987/0810. The council would contend that condition 3 was imposed to prevent the permanent occupation of the mobile home. The reference to permanent premises within condition 3 relates to the possibility of a permanent dwelling being approved on the site should the proposed agricultural business be successfully established; this never occurred.

5.2 At paragraph 4.2 the appellant states that no enforcement action has taken place since 1989 to bring the unauthorised occupation of the mobile home to an end. The council would contend that enforcement action has taken place in the form of Breach of Condition Notices and a Planning Contravention Notice; details of these actions is outlined above in section 3 – Relevant Planning History of the Site.

5.3 At paragraph 4.3 the appellant cites previous planning applications in 1990, 1991 and 2004 for residential use of the mobile home. The appellant states that at all times the council has acquiesces in this matter. However it should be noted that all 3 applications referred to were refused planning permission. Again the details of these applications are presented in section 3 above.

- 5.3 At paragraph 4.4 the appellant states that the fact that enforcement action has not taken place previous constitutes the council's tacit grant of planning approval. The council would contend that any lack of enforcement action would not constitute a grant of consent and that the development remains unlawful.
- 5.4 At paragraph 4.8 the appellant states that as the caravan is fixed to the ground by service connections it cannot be termed as mobile and should be judged as a building. The council would contend that the appeal relates to the use of a mobile home, that the connection of services does not alter this fact and that the 10 year time limit (TCPA 1990 section 171B(3)) applies in this instance.
- 5.5 At paragraph 4.11 the appellant refers to a letter from the council's council tax officer stating that this proves that council tax has been levied on the mobile home since 1993. The council would contend that this letter merely confirms that the mobile home has been on the council tax system since 1993 and does not demonstrate that council tax has been paid for any continuous 10 year period since this time. No specific council tax records have been provided by the appellants to demonstrate continuous payment.

6. CONCLUSION

- 6.1 The council would maintains the view that the Applicant failed to demonstrate, via the submission of evidence, that the mobile home has been used for residential purposes continuously for a 10 year period. On this basis the inspector is respectfully requested to dismiss the appeal.



The Planning Inspectorate

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Temple Quay House
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lesley.coley@pins.gsi.gov.uk

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Your Ref: EN144
Our Ref: APP/Y2003/C/15/3128689
Further appeal references at foot of letter

08 March 2016

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Dear Development Management,

Town and Country Planning Act 1990
Appeals by Ms Lynne Gresham
Site Addresses: The Meadows, Carr Lane, Eastlound, Haxey, DONCASTER,
South Yorkshire, DN9 2LT and The Meadows, Carr Lane, Eastlound, Haxey,

I am writing to tell you that we propose to hold an inquiry into this appeal(s) at 10:00 on Tuesday 2 August 2016 at Civic Centre, Ashby Road, Scunthorpe, DN16 1AB. We anticipate that the inquiry will last for 1 day.

Usually our Inspector will undertake a site visit during, or at the end of, an inquiry and so arrangements should be made to access the site and any relevant buildings.

We allow each party only one refusal of an inquiry date, before we set a date, time and place for the inquiry. If you cannot accept the date offered, you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but please note that

- any negotiation of an alternative date must be concluded within one month from the date of this letter.
- inquiries should not open on a Monday, and
- inquiries expected to last 3 days or more should open no later in the week than a Wednesday.

You can reply to me by telephone or letter. If I do not hear from you by 17 March 2016, I will assume that the proposed inquiry date is acceptable, and that you are not intending to negotiate an alternative inquiry date with the other party.

You should not assume that the inquiry date offered here is the one that will eventually go ahead. We will write to you again to confirm the final arrangements.

Yours sincerely,

Lesley Coley

Lesley Coley

NB: Only correspondence concerning the event date (and venue) should be addressed to the above room. All other correspondence should be addressed to the case officer mentioned in the initial letter.

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

Linked cases: APP/Y2003/X/15/3133149



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Your Ref: EN144
Our Ref: APP/Y2003/C/15/3128689
Further appeal references at foot of letter

23 February 2016

Dear Development Management,

Town and Country Planning Act 1990
Appeals by Ms Lynne Gresham

Site Addresses: The Meadows, Carr Lane, Eastlound, Haxey, DONCASTER,
South Yorkshire, DN9 2LT and The Meadows, Carr Lane, Eastlound, Haxey,

The appointed Inspector has reviewed the appeal and considers that the Written Representations procedure is not suitable and the procedure must therefore change to an Inquiry for the following reasons: Ground (d) is pleaded and whilst the appellant has submitted statutory declarations, the Council disputes continuity of use, partly because of discrepancies between the evidence now submitted and the appellant's earlier responses to a Planning Contravention Notice. Cross examination under oath is likely to be necessary to resolve this.

This letter sets out the revised timetable.

By 08 March 2016

You must notify interested persons of the change of procedure and to make their views known by writing to the case officer at the above address, quoting our reference number(s). Their representations must be sent within 6 weeks of the starting date, by 05 April 2016. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned. Wherever possible they must submit three copies of their letter and you should give warning that their views will be disclosed to the parties to the appeal(s) unless the representations are withdrawn before the 6 weeks deadline.

By 05 April 2016

Please send me 2 copies of your statement giving full details of the case which you will put forward at the inquiry including a list of any documents, maps or plans you intend to refer to or use in evidence. The appellant(s) may require you to send them any such document (or relevant part of such document). I will send a copy of your statement to the appellant(s) and send you a copy of their statement. Your statement should include your response to each ground of appeal pleaded by the appellant(s).

If you wish to rely on your reasons for issuing the notice(s) in response to any particular ground of appeal, please say so in your statement.

If the appeal includes ground (a) and the correct fee is received in time or is exempt from the payment of fees (refer to the Fees paragraph of this letter) your statement may need to include any points concerning the planning merits of the alleged breach that you want the Inspector to take into account. You should also say whether you would be prepared to grant planning permission (and give any conditions you would want to impose).

You must allow anyone who wants to inspect the appeal documents a reasonable opportunity to do so. Your statement must say when and where this can be done.

By 26 April 2016

You and the appellant(s) must submit 2 copies of any final comments you and they have on each other's statement and on any comments from interested people or organisations. You must not send your final comments instead of, or to add to your statement. No new evidence is allowed at this stage. I will send you a copy of the appellant's final comments at the appropriate time.

No later than 4 weeks before the inquiry

You and the appellant(s) must send me 2 copies of your proof of evidence (and a written summary if the proof is over 1500 words in length). A 'proof of evidence' is a written statement that you, the appellant(s) or a witness wishes the Inspector to take into account at the inquiry. Any summary should reflect the contents of the proof and should not include new evidence. When a summary is provided, only that will be read at the inquiry.

The appellant(s) must also send a copy of the agreed statement of common ground, listing all matters agreed between you and them. This should include basic facts such as the site description, area, planning history, relevant planning policies, and all other matters of agreement relating to the appeal(s). The Inspector may question the information in the statement. Further guidance on producing statements of common ground (and a model form) can be found at: www.planningportal.gov.uk/planning/appeals/guidance.

If you propose to give, or call another person(s) to give evidence at the inquiry, you must also send us in writing an estimate of the time required to present all their evidence and confirmation of the number of witnesses you intend to call.

Planning obligations - section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land' or a legally binding undertaking signed unilaterally by a person 'interested in the land'. If you intend to submit a planning obligation you must read the guidance, which is available from: www.planningportal.gov.uk/planning/appeals/guidance.

A final draft, agreed by all parties to it, must be submitted to me no later than 10 days before the inquiry opens.

Withdrawing the appeal(s)

If you hear that the appeal(s) is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant(s), I will write to you.

Costs

The appellant(s) has been directed to our Planning Portal for further information regarding costs – www.planningportal.gov.uk/planning/appeals/guidance/costs. You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

Further information

Further information about the appeals process can be accessed at - www.planningportal.gov.uk/planning/appeals/guidance. I recommend that you read the relevant guidance.

Yours sincerely,

Carolyn Oliver

Carolyn Oliver

Linked cases: APP/Y2003/X/15/3133149



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Further appeal references at foot of letter

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02 February 2016

Dear Development Management,

Town and Country Planning Act 1990

Appeals by Ms Lynne Gresham

Site Addresses: The Meadows, Carr Lane, Eastlound, Haxey, DONCASTER,
South Yorkshire, DN9 2LT and The Meadows, Carr Lane, Eastlound, Haxey,

I am writing to inform you that the Inspector appointed by the Secretary of State to determine the above appeal(s) is

J Murray LLB Solicitor DipPLA DMS

The Inspector will visit the appeal site at 10:00 on 17 February 2016. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. If this is not possible, you must let me know immediately.

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that they will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal(s) or to listen to arguments from any of the parties.

The Inspector may ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

Yours sincerely,

Corrina Clements

Corrina Clements

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

Linked cases: APP/Y2003/X/15/3133149

Fw: Appeal APP/Y2003/X/15/3133149- The Meadows, Caravan at Carr Lane, East Lound, Haxey

Scott Jackson

Mon 30/11/2015 14:01

To: Clare Allcock <Clare.Allcock@northlincs.gov.uk>;

Kind Regards

Scott Jackson
Senior Planning Officer

From: Scott Jackson
Sent: 30 November 2015 13:59
To: teamp7@pins.gsi.gov.uk
Subject: Appeal APP/Y2003/X/15/3133149- The Meadows, Caravan at Carr Lane, East Lound, Haxey

Dear sir or madam,

I am emailing in respect of the above planning application. The deadline for submitting a statement and conditions in respect of this appeal is today (30/11/15). Please be advised that the local planning authority wishes for the delegated assessment submitted with the appeal questionnaire to be used as its supporting case in this instance.

Kind Regards

Scott Jackson
Senior Planning Officer

The Planning Inspectorate

QUESTIONNAIRE SECTION 195 AND SECTION 26K LAWFUL DEVELOPMENT CERTIFICATE APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to the appellant/agent. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

This and any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/Y2003/X/15/3133149

Appeal By

MS LYNNE GRESHAM

Site Address

The Meadows, Carr Lane
Eastlound, Haxey
DONCASTER
DN9 2LT

PART 1

1.a. Do you agree to the written representations procedure? Yes No

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes No

2.b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes No

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes No

2.d. Would the Inspector have to go onto any privately owned adjoining land as well as the appeal site itself? Yes No

3.a. Are there any other matters (for example appeals, applications or orders) relating to this land, which are now before the Secretary of State? Yes No

Please give our reference number(s) and if necessary attach details

Enforcement appeal- APP/Y2003/C/15/3128689

3.b. Do you consider that it would be preferable to decide all the matters together? Yes No

PART 2

4. Was a valid application and any fee required, received and accepted for the development appealed against? Yes No

5. Does the appeal relate to a planning condition?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
6. Is there a planning officer's report to committee or delegated report and any other relevant document/minutes? Please provide a copy. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
7. Was there an enforcement notice in force at the date of the application? Please send a copy to the Inspectorate. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
8. Are there any related reasons you may have for questioning the validity of the appeal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9. Are there any related applications now before the local planning authority (LPA)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
10.a. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; Date the DPD/Neighbourhood Plan is likely to be adopted:	Yes	<input type="checkbox"/> No	<input type="checkbox"/>
10.b. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;	Yes	<input type="checkbox"/> No	<input type="checkbox"/>
10.c. your Authority's CIL charging schedule is being/has been examined;			<input type="checkbox"/>
10.d. your Authority's CIL charging schedule has been/is likely to be adopted.			<input type="checkbox"/>
10.e. are there any other matters relevant to determining the appeal which you think we should know about at this stage?	Yes	<input type="checkbox"/> No	<input type="checkbox"/>
11. Do you wish to attach your statement of case?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12. This appeal is made under section:			
Section 191			<input checked="" type="checkbox"/>
Section 192			<input type="checkbox"/>
Section 26H			<input type="checkbox"/>

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

PA/2015/0608

Completed by

Scott Jackson

On behalf of

North Lincolnshire Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (inc. dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/Y2003/X/15/3133149

Appeal By MS LYNNE GRESHAM

Site Address
The Meadows, Carr Lane
Eastlound, Haxey
DONCASTER
DN9 2LT

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6. A copy of the planning officer's report to committee, the delegated report, or any other relevant document/minutes.

File name: 3133159 - 20150608 Delegated Assessment.pdf

The documents listed below were already attached elsewhere with this form:

Relates to Section: PART 2

Document Description: 7. A copy of the Enforcement Notice.

File name: The accompanying enforcement appeal

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Completed by Not Set

Date 18/11/2015 13:44:58

LPA North Lincolnshire Council



The Planning Inspectorate

Room 3/23
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5649
Customer Services:
0303 444 5000
Email: teame2@pins.gsi.gov.uk

www.planningportal.gov.uk/planninginspectorate

Development Management
North Lincolnshire Council
Development Management
Planning and Regeneration
Civic Centre
Ashby Road
Scunthorpe
DN16 1AB

Your Ref: EN144
Our Ref: APP/Y2003/C/15/3128689
Further appeal references at foot of letter

14 November 2015

Dear Development Management,

Town and Country Planning Act 1990
Appeals by Ms Lynne Gresham

Site Addresses: The Meadows, Carr Lane, Eastlound, Haxey, DONCASTER,
South Yorkshire, DN9 2LT and The Meadows, Carr Lane, Eastlound, Haxey,

With reference to the above appeal, please see attached letter sent to the appellants agent.

Whilst writing we note that we have not received the Questionnaire for the linked LDC appeal reference 3133149. Please can you provide us with a copy and any supporting documents as soon as possible.

Yours sincerely,

Nicola Davison
Nicola Davison

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

Linked cases: APP/Y2003/X/15/3133149



The Planning Inspectorate

Room 3/23
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5649
Customer Services:
0303 444 5000
Email: teame2@pins.gsi.gov.uk

www.planningportal.gov.uk/planninginspectorate

Development Management
North Lincolnshire Council
Development Management
Planning and Regeneration
Civic Centre
Ashby Road
Scunthorpe
DN16 1AB

Your Ref: EN144
Our Ref: APP/Y2003/C/15/3128689
Further appeal references at foot of letter

19 October 2015

Dear Development Management,

Town and Country Planning Act 1990
Appeals by Ms Lynne Gresham

Site Addresses: The Meadows, Carr Lane, Eastlound, Haxey, DONCASTER,
South Yorkshire, DN9 2LT and The Meadows, Carr Lane, Eastlound, Haxey,

I have received Enforcement Notice Appeal forms and documents for this site. I am the case officer, if you have any questions, please contact me.

I have checked the papers and confirm that the appeal(s) is valid. If I later find out that this is not the case, I will write to you again.

The procedure and starting date

The appellant(s) asked for this appeal to be dealt with by the Hearing procedure. However, we have applied the criteria and considered all representations received, including the appellant(s) preferred choice. We consider that the Written representations procedure is the most suitable for this appeal and we therefore intend to determine the appeals by this procedure.

The date of this letter is the starting date for the appeal(s). The timetable for the appeal(s) begins from this date.

Sending documents to us and looking at the appeal(s)

If you post your documents, please:

- send one copy of the questionnaire and its supporting documents;
- send two copies of other documents as specified below;
- put the full appeal reference number(s) on each copy.

If you email them, please quote the full appeal reference number. Guidance on communicating with us electronically can be found at: www.planningportal.gov.uk/planning/appeals/guidance.

You can look at this case using the Planning Casework Service www.planningportal.gov.uk/planning/appeals/online/search by typing in the appeal reference number and clicking on "Search for Cases".

Fees

As you have confirmed receipt of the fee for the deemed planning application, in the start letter to the appellant(s), I have asked if they wish to appeal on ground (a) and, if they do, to send me their supporting grounds on or before 14 days from the date of this letter

Grounds of appeal

We accept that the appeal(s) should proceed on ground(s) (c), (d), (e), (f), (g) as set out at Section 174(2) of the 1990 Act.

Keeping to the timetable

You must keep to the timetable set out below and make sure that you send us the relevant documents within these deadlines. This will mean that we can deal with the appeal(s) promptly and fairly. If you do not send us the relevant documents in time, the Inspector will not normally look at them and we will return them to you unless there are exceptional reasons for accepting them. You must note the details of the following timetable because we will not send any reminders.

Inspectors will not accept any documents from you or discuss your appeal(s) at the site visit. Also, Inspectors will not delay their decision to wait for any such documents.

The following documents must be sent within this timetable.

By 02 November 2015

You must notify anyone other than the appellant(s) who was served with the enforcement notice, occupiers of properties near the appeal site and any other persons who, in your opinion, are affected by the breach of planning control, that the appeal(s) has been made. You must include:

- a) a description of the alleged breach of planning control;
- b) a statement of your reasons for issuing the notice(s);
- c) the appellant's grounds of appeal against the notice(s);
- d) an invitation to interested persons to make their views known by writing to the case officer at the above address, quoting our reference number(s). Their representations must be sent within 6 weeks of the starting date, by 30 November 2015. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned. Wherever possible they must submit three copies of their letter and you should give warning that their views will be disclosed to the parties to the appeal(s) unless the representations are withdrawn before the 6 weeks deadline;

- e) that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal(s);
- f) they can get a copy of our guidance booklet free of charge from you, or on your website, or on the Planning Portal (www.planningportal.gov.uk/pcs)
- g) when and where the appeal documents will be available for inspection; and
- h) that the decision will be published on the Planning Portal.

You must provide the following documents to us:

- a) a true copy of the enforcement notice(s) including the statement of reasons why you considered it expedient to issue the notice(s); An electronic version of the enforcement notice (in Word format) must be sent to the email address in this letter. Please remember to include the full appeal reference number.
- b) a true copy of the plan attached to the enforcement notice(s), endorsed to that effect - if the original plan was coloured, the copy should be coloured identically;
- c) the names and address of all persons on whom a copy of the notice(s) was served, under provisions of S172(2) of the 1990 Act.

If you do not provide these documents, the Secretary of State will consider exercising powers under S176(3)(b) of the 1990 Act to quash the notice(s).

You must also make sure that the appellant(s) and I are sent a copy of your completed appeal questionnaire and supporting documents, including the relevant development plan policies, a copy of your notification letter and a list of those notified. You have the opportunity to state your preferred choice of procedure by answering Question 1 of the appeal questionnaire.

By 30 November 2015

Please send me 2 copies of your statement. I will send a copy of your statement to the appellant(s) and send you a copy of their statement. Your statement should include your response to each ground of appeal pleaded by the appellant(s).

If you wish to rely on your reasons for issuing the notice(s) in response to any particular ground of appeal, please say so in your statement.

If the appeal(s) includes ground (a) and the correct fee is received in time or is exempt from the payment of fees (refer to the Fees paragraph of this letter) your statement may need to include any points concerning the planning merits of the alleged breach that you want the Inspector to take into account. You should also say whether you would be prepared to grant planning permission (and give any conditions you would want to impose).

By 21 December 2015

You and the appellant(s) must submit 2 copies of any final comments you and they have on each other's statement and on any comments from interested people or organisations. You must not send your final comments instead of, or to add to your statement. No new evidence is allowed at this stage. I will send you a copy of the appellant's final comments at the appropriate time.

Site Visit

We will arrange for one of our Inspectors to visit the appeal site. If it is decided that the Inspector should be accompanied by the main parties, we will send you details of these arrangements nearer the time. If, however, an unaccompanied site visit can be made you will not be informed in advance and the Inspector should not be approached should you happen to observe him/her whilst he/she is conducting the site visit. If you were to do so the Inspector would of course identify him or herself but would not be able to engage in conversation with you at that time.

Planning obligations - section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land' or a legally binding undertaking signed unilaterally by a person 'interested in the land'. If you intend to submit a planning obligation you must read the guidance, which is available from: www.planningportal.gov.uk/planning/appeals/guidance.

A certified copy must be submitted to me no later than 9 weeks from the date of this letter.

Withdrawing the appeal(s)

If you hear that the appeal(s) is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant(s), I will write to you.

Costs

The appellant(s) has been directed to our Planning Portal for further information regarding costs – www.planningportal.gov.uk/planning/appeals/guidance/costs. You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

Further information

Further information about the appeals process can be accessed at - www.planningportal.gov.uk/planning/appeals/guidance. I recommend that you read the relevant guidance.

Yours sincerely,

Nicola Davison
Nicola Davison

Linked cases: [APP/Y2003/X/15/3133149](#)

The Planning Inspectorate

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT APPEAL FORM (Online Version)

Appeal Reference: APP/Y2003/X/15/3133149

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Address

Preferred contact method Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes No

Name

Company/Group Name

Address

Phone number

Fax number

Email

Preferred contact method Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number (if applicable)

Date of the application

Did the LPA issue a decision? Yes No

Date of LPA's decision

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes No

Does the appeal relate to an existing property? Yes No

Address

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes No

E. DETAILS OF THE APPEAL

Please give a precise description of the proposed or existing use, operation or activity as outlined in the application in respect of which a certificate is sought.

Select the section under which the application was made:

Section 191

Section 192

Section 26H

Please state the actual use of the site at the time of application to the LPA. (if not in use, write "nil" and state last known use).

Is there an effective enforcement notice on the site? Yes No

F. REASON FOR THE APPEAL

1. Refused/refused in part to grant a certificate of lawful use or development.

2. Failed to give notice of their decision within the appropriate period on an application for a certificate of lawful use or development.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes No

Please explain.

The inspector will have to enter the site to view the Mobile Home/Building

2. Hearing

3. Inquiry

H. APPEAL STATEMENT

The statement is set out in

see 'Appeal Documents' section

I. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

Please give details, including our reference number(s), if known.

APP/F4410/X/12/2177776

J. SUPPORTING DOCUMENTS

01. The application made to the LPA.
02. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. Please number them clearly and list the numbers here or on a separate sheet.
02. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
03. The LPA's decision (if any).
04. All other relevant correspondence with the LPA.
05. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

K. CHECK SIGN AND DATE

(All supporting documents must be received by us within the 8 week time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full grounds of appeal) to the LPA today.

Signature

Mr Howard Wroot

Date

23/08/2015 11:50:25

Name

Mr Howard Wroot

On behalf of

Ms Lynne Gresham

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under Privacy Statement.

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) not previously sent as part of the application to the LPA.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<http://www.planningportal.gov.uk/planning/appeals/online/tutorialshelp/appeal/sendingacopytothecouncil>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 326, Bristol, BS99 7XF.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	APPEAL STATEMENT
Document Description:	The Appeal statement.
File name:	Appeal Statement.pdf
File name:	CONTENTS.pdf
File name:	Appendix 1 Appeal Location Plan.pdf
File name:	Appendix 2 Documentary Evidence A-G.pdf
File name:	Appendix 3 Previous Enf Notices.pdf
File name:	Appendix 4 Schedule of Hsg Ben.pdf
File name:	Appendix 5 Rent book p1.pdf
File name:	Appendix 5 Rent book p2.pdf
File name:	Appendix 5 Rent book p 3.pdf
File name:	App 6 Application Form.pdf
File name:	Appendix 8 Decision Notice.pdf
File name:	1 Application Form.pdf
File name:	2 Plg Statement GRESHAM.pdf
File name:	3 Statement Section 3 Documentary Evidence A-G.pdf
File name:	4 Location Plan.pdf

The documents listed below were already attached elsewhere with this form:

Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. The application made to the LPA.
File name:	Appendix 7
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	Appendix 7
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02.b. Copies of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	Appendix 7
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. The LPA's decision
File name:	Appendix 8
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged

or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

File name:

Appendix 1

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Completed by

MR HOWARD WROOT

Date

23/08/2015 11:50:25