



Directorate for Planning, Growth and Sustainability

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Ref: APP/N0410/W/22/3302585

18 January 2023

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Appeal reference: APP/N0410/W/22/3302585

Appellant's name: Mr Steven Payne

Appeal start date: 17 January 2023

Application Reference: PL/21/4069/FA

Application type: Full Planning Permission

Location: St James Farm, Bangors Road South, Iver, Buckinghamshire, SL0 0AL,

Proposal: Retrospective change of use of agricultural building to storage and distribution (Use Class B8)

An appeal has been made to the Secretary of State as Buckinghamshire Council **failed to determine the application within the statutory period**, as detailed in the appellant's grounds of appeal.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Inspectorates website at <https://acp.planninginspectorate.gov.uk> or by emailing East2@planninginspectorate.gov.uk. The Planning Inspectorate Case Officer can also be reached by telephone on 0303 444 5290. If you do not have access to the internet, you can send three copies to:

Neil Devereux
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by the Planning Inspectorate by 21 February 2023. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference APP/N0410/W/22/3302585.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. Information

provided in your representation will be published on the Council's website. We will use our best endeavours to ensure that signatures, telephone numbers and personal email addresses are not published.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by 21 February 2023.

Using the Council's application reference, the planning application documents and appellant's grounds of appeal are available to view on the [Councils Public Access System](#). If you require access to a computer you may come to the Council Offices where there are facilities available. Your local library may also have available computers and internet access.

More information and guidance on taking part in appeals is available from the Planning Inspectorate's website, www.gov.uk/government/organisations/planning-inspectorate.

You can download a copy of the Planning Inspectorate's "Guide to taking part in planning appeals" booklet(s) at www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal. The guide explains who decides an appeal and what the rules are, how you can make your views known and what is considered.

When made, the decision will be published on the Planning Inspectorate's website and the Council's website.

Yours faithfully

Richard Regan
Principal Planning Officer
On behalf of the Council