



The Planning Inspectorate

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Your Ref: AL-JACKJO-CAFE-PINS-FPP2-2023.07

Our Ref: APP/H4505/W/23/3326916

Dr Anton Lang
Anton Lang Planning Services Limited
52 Cleveland Gardens
High Heaton
NEWCASTLE UPON TYNE
NE7 7QH

18 September 2023

Dear Dr Lang,

Town and Country Planning Act 1990
Appeal by JACK & JO'S NURSERY
Site Address: Middle Hedgefield Farm, Stella Road, RYTON, BLAYDON-ON-TYNE,
GATESHEAD BOROUGH, NE21 4NN

Thank you for your Planning Appeal received on 30 July 2023.

Where a relevant enforcement notice has been served on the site, appeals must reach us within 28 days of either:

- i. the date of the local planning authority's notice of the decision or the expiry of the period which the local planning authority had to determine the application, where the enforcement notice is served before the application is submitted;
- ii. the date of the local planning authority's notice of the decision or the expiry of the period which the local planning authority had to determine the application, where the enforcement notice is served before the decision on the application is reached or the determination period has expired; or
- iii. the date the enforcement notice is served, where the enforcement notice is served after the decision or expiry of the period which the local planning authority has to reach a decision on the application, unless the effect would be to extend the period beyond the usual time limit for cases not involving an enforcement notice.

As we received this appeal(s) after the time limit, we are unable to take any action on it.

I am sending a copy of this letter to the local planning authority.

Yours sincerely,

Work Redesign Validation Officer

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