The Planning Inspectorate

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Mrs T Darke
Hinckley and Bosworth Borough Council
Planning Officer
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

12 NOV 2008

Your Ref: 08/00407/CONIT

Our Ref: APP/K2420/A/08/2083752/NWF

Date: 11 November 2008

Dear Mrs Darke

Town and Country Planning Act 1990
Appeal by Mr J Knott
Site at The Gatehouse, Cadeby Lane, Cadeby, Nuneaton, CV13 0BA

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

DEVELOPMENT SERVICES
12 NOV 2008
RECEIVED

Yours sincerely

Jenny Howland

217L(BPR)

You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -
http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button

INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

Reference Jenny Howland
The Planning Inspectorate
Room 3/22 Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
16.10.2008

Your ref APP/K2420/A/08/2083752/NWF

Dear Jenny Howland
Thank you for the HBBC statement and third party representations to which I now reply.

Firstly the HBBC statement 1.1 to 8.2. 3.2 states extension to tea room and new porch this work was never carried out.

6.6 refers to a lease there is no lease

8.2 last two lines of paragraph and Appendix 111 refers 1.) and 2.) I am in full agreement with this

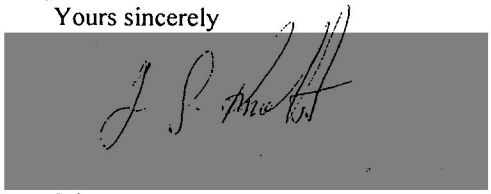
If the Inspector is minded to allow the appeal.

Third party representations.

10 refers and in answer Richard does not offer breakfasts or evening meals and only opens as per advertised opening times.

Landlord and Tenancy Dispute refers In answer there is a covenant on the land which is why Richard was told in 1998 the business could not be sold but in 2005 he asked for £100,000 for his share of the business which was refused and again in 2007 Richard then took an informal agreement to the former vendors who then asked for a uplift value on the land and rather than go to court on the matter we have settled with them.

Yours sincerely



John Knott