
REPORT TO:	DEVELOPMENT CONTROL COMMITTEE	AGENDA ITEM: 7
DATE OF MEETING:	20 th August 2002	CATEGORY: RECOMMENDED
REPORT FROM:	<u>DEPUTY CHIEF EXECUTIVE</u>	OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	R M Shirley (596750)	DOC:
SUBJECT:	Untidy condition of land at Nos. 1,2 and 3 Colliery Row, Church Gresley.	REF: RMS/E2001/304
WARD(S) AFFECTED:	Gresley	TERMS OF REFERENCE: DC01

1.0 Reason for Exempt (if appropriate)

1.1 Not applicable

2.0 Recommendations

2.1 That the Development Control Committee authorise the service of a Notice under Section 215 of the Town & Country Planning Act 1990 requiring the following steps to be taken:

1. All scrap and deposited motor vehicle parts to be permanently removed from the land.
2. All other items of domestic rubbish to be permanently removed from the land.
3. The scrap white motor car, the orange utility vehicle body and the scrap Sherpa pick-up truck to be permanently removed from the land.
4. All overgrown weed and vegetation to be cut and cleared from the land.
5. The land to be maintained in a tidy condition.

3.0 Purpose of Report

3.1 To obtain the Committee's instructions

4.0 Executive Summary

4.1 Not applicable

5.0 Detail

- 5.1 Following a complaint, site inspections were carried out at the above location which comprises the northernmost three dwellings of a terrace of nine houses.
- 5.2 The land subject to complaint is part of a yard area with outbuildings situated in part against a retaining wall forming the eastern boundary of the properties.

- 5.3 Whilst the outbuildings are somewhat dilapidated, the main adverse effect on amenity is the presence of appreciable quantities of dumped domestic rubbish and the presence of three apparently scrap motor vehicles together with the generally overgrown appearance of the eastern boundary of the site.
- 5.4 There are no clearly defined curtilages relating to the respective properties in the yard area and it is likely that, should the Committee be minded to authorise the service of a section 215 Notice, the precise boundaries would require determination via the Requisition for Information procedure together with appropriate Land Registry enquiries.
- 5.5 A plan of the sites which aggregate to a total area of approximately 870 square metres is attached at Annexe A.

6.0 Financial Implications

- 6.1 None

7.0 Corporate Implications

- 7.1 None

8.0 Community Implications

- 8.1 None

9.0 Conclusions

- 9.1 The current condition of the site adversely affects the amenities of surrounding properties and of the area in general, being clearly visible from Castle Road.
- 9.2 It is open to the Committee to authorise the service of a Notice under section 215 of the Town & Country Planning Act to secure an improvement in its appearance.

10.0 Background Papers

- 10.1 Enforcement File E/2001/304