

REPORT TO: DEVELOPMENT CONTROL
COMMITTEE

DATE OF
MEETING: 16th April 2002

AGENDA ITEM:

5

CATEGORY:
DELEGATED

REPORT FROM: DEPUTY CHIEF EXECUTIVE

OPEN

MEMBERS'
CONTACT POINT: R M Shirley (595750)

DOC:333

SUBJECT: Untidy condition of properties
known as 12,14, and 16 High Street,
Woodville

REF: RMS/E/2001/333

WARD
AFFECTED: Woodville

TERMS OF
REFERENCE: N/A

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 appropriate Notices under section 215 of the Town & Country Planning Act requiring the tidying of the sites in the following manner:

12 High Street, Woodville

- a. The clearance of the weed and litter from the frontage.
- b. The repainting of the bare cement render on the front elevation
- c. The maintenance of the land and building in a tidy condition.

14 High Street, Woodville

- a. The removal of the dilapidated greenhouse from the rear garden.
- b. The removal of the old carpets, scrap radiators and other domestic rubbish from the rear and side yards of the property and also from the rear garden.
- c. The removal of litter from the front garden.
- d. The repair or demolition of the outhouse in the rear garden.
- e. The maintenance of the land and dwelling in a tidy condition.

16 High Street, Woodville

- a. The repair of the roof of the front bay window together with the repair or replacement of the associated guttering.
- b. The repair or replacement of the damaged front door.
- c. The removal of weed and litter from the front garden.

- d. The removal of the scrap timber from the rear garden.
- e. The repair or demolition of the outhouse in the rear garden
- f. The repair of the rainwater downpipes at the rear of the property.
- g. The maintenance of the dwelling 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 locations.
- 5.2 The properties consist of a former shop/office (No.12) and two adjoining terraced dwellings (Nos. 14 & 16)
- 5.3 The properties are becoming dilapidated to the detriment of local amenity with untidy frontages and evidence of dumped rubbish at the rear of Nos. 14 and 16.
- 5.4 The owner has been contacted but has taken no action in the matter.
- 5.5 A plan of the sites is attached at Annexe A, No.12 being approximately 150 square metres in area and Nos. 14 and 16 being approximately 156 and 136 square metres in area respectively.

6.0 Financial Implications

- 6.1 None.

7.0 Corporate Implications

- 7.1 Not applicable

8.0 Community Implications

- 8.1 Not applicable

9.0 Conclusions

- 9.1 The sites are prominent, fronting the A511 major road and their current condition materially affects the amenities of adjoining and nearby occupiers and the area in general.
- 9.2 It is open to the Committee to authorise the service of Notices under Section 215 of the Town & Country Planning Act 1990 to secure an improvement in the appearance of the properties.

10.0 Background Papers

10.1 Enforcement File E/2001/333

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

SOUTH DERBYSHIRE DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 215

BY HAND

To: Mr Jaspal Singh Kang,

Of: 133 High Street, Woodville, Swadlincote, Derbyshire, DE11 7DU

1. THIS NOTICE is served by the Council because it appears to them that the condition of land in their area adversely affects the amenity of part of their area or an adjoining area.

It has been served upon you as the person who appears to be the owner of the land.

2. THE LAND

Land and dwellings being approximately 115 square metres in area and known as 16, High Street, Woodville, as shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO

In exercise of their powers under Section 215 the Council requires you to:-

- a. Remove the litter deposited in the front garden.
- b. Clear and remove the overgrown weed and other vegetation from the front garden.
- c. Remove the domestic rubbish from the rear yard and access path.
- d. Cut and clear the overgrown grass and weed from the rear yard.
- e. Remove the scrap domestic appliances and other domestic rubbish from the rear garden.
- f. Clear and remove the overgrown grass and weed from the rear garden.
- g. Repair the roof of the front bay window.
- h. Repair the front door.
- i. Replace the broken glass in the rear elevation
- j. Remove from the site all material resulting from carrying out steps a – i.

4. TIME FOR COMPLIANCE

28 days after this Notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT LIMITS

This Notice takes effect on 26th September 2004 unless an appeal is made against it before hand.

6. YOUR RIGHT OF APPEAL

You can appeal against this Notice but any appeal must be received by the Magistrates Court before the date specified in paragraph 5 of the Notice.

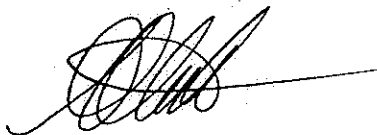
7. WHAT HAPPENS IF YOU DO NOT APPEAL

It is an offence to fail to take the steps required to comply with this Notice. The maximum penalty on conviction is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence the penalty for which is a maximum fine of £100 for each day following the first conviction during which the requirements of this Notice are not met.

8. LAW

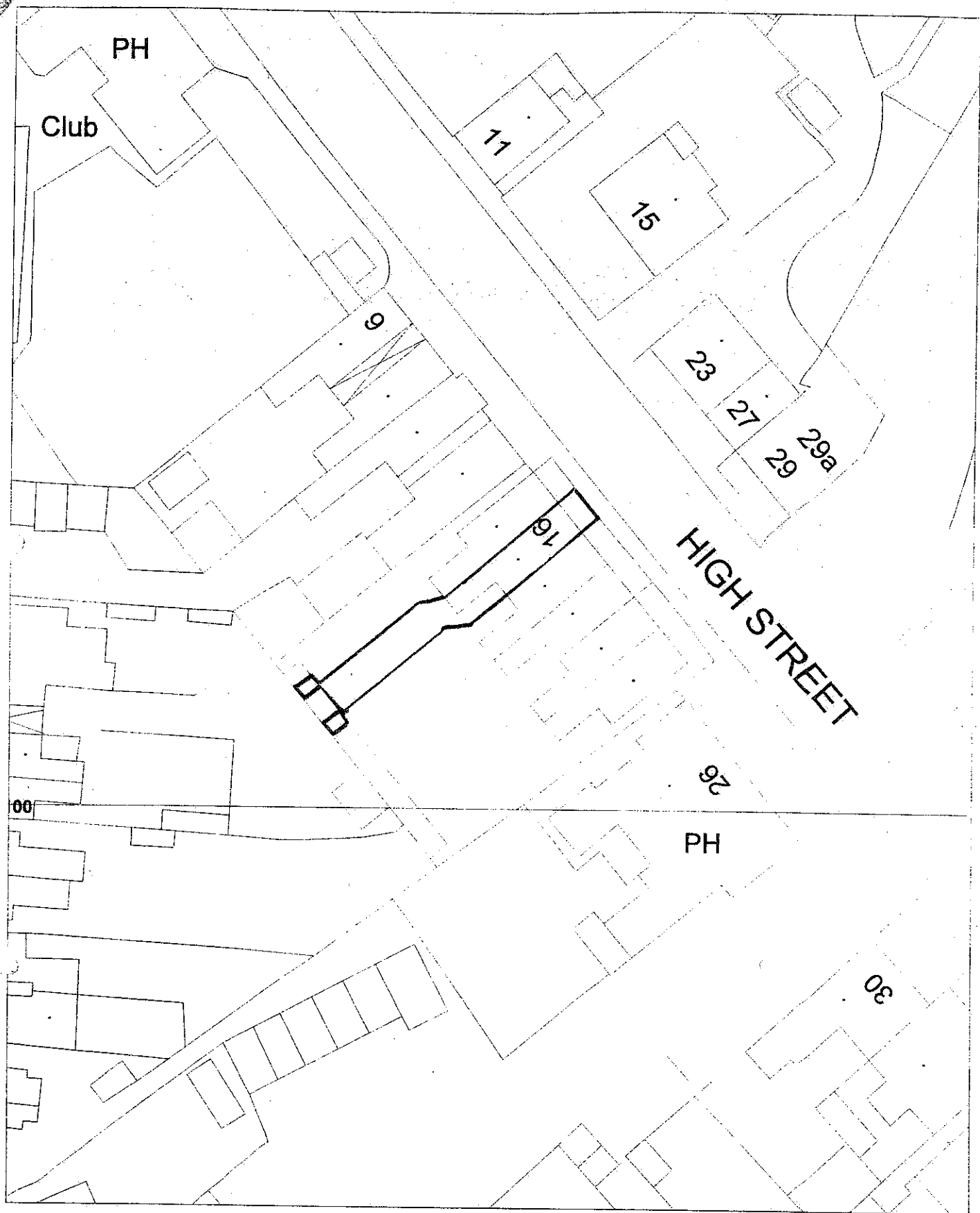
A copy of the relevant provisions of the Act are attached to this Notice.


DATED the 26th day of August 2004



A. P. Sylvester
Development Control Manager

South Derbyshire District Council,
Civic Offices,
Civic Way,
Swadlincote,
Derbyshire, DE11 0AH.



 <p>South Derbyshire District Council Civic Offices Civic Way Swadlincote DE11 0AH</p>		Date Plotted 24/8/2004	NORTH ↑
	<p>16 High Street Woodville swadlincote Derbyshire</p>	Plot centred at 431546 319119	Scale 1:500
	<p>Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.</p>		License No LA 079375

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To: Mr Jaspal Singh Kang,

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2. THE LAND

Land and dwellings being approximately 132 square metres in area and known as 14, High Street, Woodville, as shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO

In exercise of their powers under Section 215 the Council requires you to:-

- a. Remove the litter deposited in the front garden.
- b. Clear and remove the overgrown weed and other vegetation from the front garden.
- c. Remove the domestic rubbish from the side yard serving the dwelling.
- d. Clear and remove the overgrown grass and weed from the rear garden.
- e. Remove from the site all material resulting from carrying out steps a – d.

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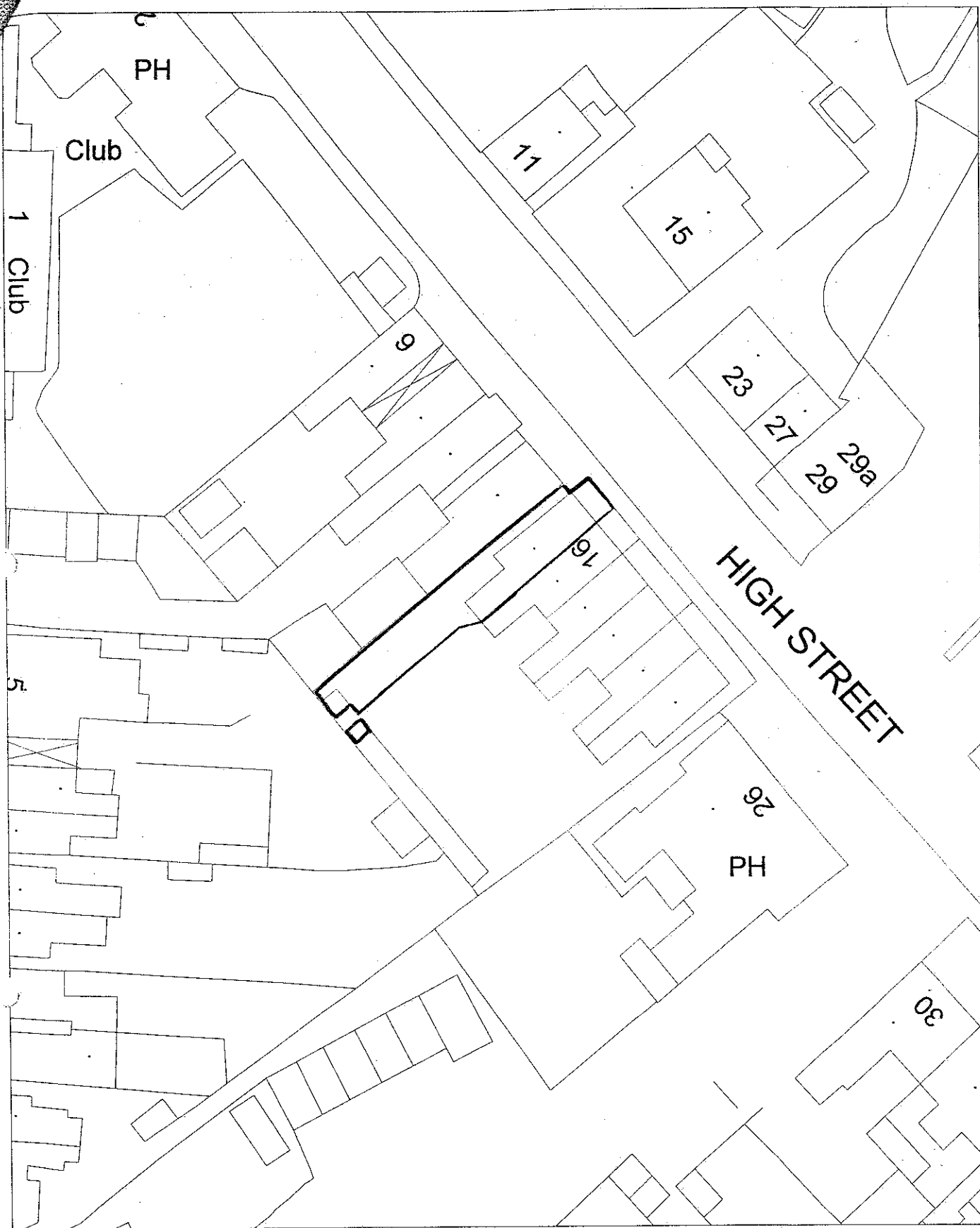
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District Council
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14 High Street
Woodville
swadlincote
Derbyshire

Date Plotted 24/8/2004

NORTH ↑

Plot centred at 431542 319120

Scale 1:500

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