
REPORT TO:	DEVELOPMENT CONTROL COMMITTEE	AGENDA ITEM:	9
DATE OF MEETING:	18 th June 2002	CATEGORY:	RECOMMENDED
REPORT FROM:	<u>DEPUTY CHIEF EXECUTIVE</u>	OPEN PARAGRAPH NO:	
MEMBERS' CONTACT POINT:	R M Shirley (596750)	DOC:	
SUBJECT:	Non-compliance with Condition 4 of planning permission 9/898/415/U for the use for storage and distribution of the agricultural building to the north west of the farm house at Grangewood Farm, Netherseal	REF:	RMS/E2001/496
WARD(S) AFFECTED:	Netherseal	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 authorises the service of a Breach of Condition Notice to ensure full compliance with Condition 4 of Planning Permission 9/898/415/U relating to outside storage at the premises.

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.
- 5.2 The property is a former agricultural building with a hard-surfaced frontage area, which is now in use as a base for a fencing business.
- 5.3 Condition 4 of Planning Permission 9/898/415/U stated that there shall be no external storage of materials on the site. The condition was imposed in the interests of the visual amenity of the area.

- 5.4 The initial inspection revealed external storage taking place on the frontage of the building and the matter was drawn to the attention of the occupier of the premises.
- 5.5 A subsequent inspection revealed that the outside storage was persisting, the occupier stating that volume of business and delivery constraints effectively prevented compliance with the Condition.
- 5.6 No application has been received to vary the Condition.
- 5.7 A plan of the site which is approximately 1900 square metres in area is attached at Annexe A

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 Notwithstanding the circumstances detailed by the occupier, there is a clear breach of the Condition.
- 9.2 It is accordingly open to the Committee to authorise the service of a Breach of Condition Notice to ensure full compliance with the Condition

10.0 Background Papers

- 10.1 Enforcement File E2001/496