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REPORT TO:	DEVELOPMENT CONTROL COMMITTEE	AGENDA ITEM:
DATE OF MEETING:	20 <sup>th</sup> May 2003	CATEGORY:
REPORT FROM:	<u>DEPUTY CHIEF EXECUTIVE</u>	RECOMMENDED OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	R M Shirley (596750)	DOC:
SUBJECT:	Untidy condition of land and dwelling at 25 Station Street, Castle Gresley.	REF: RMS/E2000/218
WARD(S) AFFECTED:	Gresley	TERMS OF REFERENCE: DC01

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### 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 Requiring the following steps to be taken to improve the appearance of the property.
- Repair and re-paint the dilapidated render at the front of the dwelling.
  - Repair or replace the ground floor and first floor windows in the front elevation of the dwelling.
  - Cut, clear and remove from the site the overgrown weed and vegetation in the front garden.
  - Maintain the land 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 The untidy condition of the front garden of the above property was previously reported to the Development Control Committee which resolved to defer action pending the

- submission of a further report on both the land and the dwelling which was beginning to show signs of external deterioration on the front elevation.
- 5.2 The matter was progressed by inspection and correspondence forwarded to the owner.
- 5.3 The winter die-back ameliorated the problem of overgrowth in the front garden but this has now recurred and is the subject of further complaint, as is the condition of the front elevation of the property.
- 5.4 A copy of the report and plan submitted to the Committee at its meeting on 18<sup>th</sup> June 2002 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 property has gradually deteriorated in appearance to the point where there is a materially adverse effect on the amenity of nearby occupiers and the area in general.
- 9.2 It is open to the Committee to authorise the service of a Notice under Section 215 of the Town & Country Planning Act 1990 to require an appropriate improvement in its appearance.

## **10.0 Background Papers**

- 10.1 Enforcement File E200/218



 <b>South Derbyshire District Council Civic Offices Civic Way Swadlincote DE11 0AH</b>	<b>25 Station Street Castle Gresley Swadlincote Derbyshire DE11 7JU</b>	<b>Date Plotted 30/6/2003</b>  Plot centred at 428763 317898	<b>NORTH</b> ↑  <b>Scale 1:500</b>
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