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REPORT TO:	DEVELOPMENT CONTROL COMMITTEE	AGENDA ITEM: 6
DATE OF MEETING:	16 <sup>th</sup> April 2002	CATEGORY: DELEGATED
REPORT FROM:	<u>DEPUTY CHIEF EXECUTIVE</u>	OPEN
MEMBERS' CONTACT POINT:	R M Shirley (596750)	DOC: 171
SUBJECT:	Unauthorised siting of storage container 132 Swadlincote Road, Woodville	REF: RMS/E/2001/171
WARD AFFECTED:	Swadlincote	TERMS OF REFERENCE:

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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 issue of an Enforcement Requiring that:

1. The storage container is permanently removed from the land.
  2. Any materials resulting from compliance with the above requirement are removed from the land.
- 2.2 A compliance period of 28 days from when the notice takes effect is given.

**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 alleging the unauthorised use of the property as a base for a builder's business, site inspections were carried at the above location.

5.2 Investigation revealed that there was no material change of use that would require the submission of a planning application but a metal industrial storage container was sited prominently on the eastern boundary of the property, occupying the site of a demolished garage.

- 5.3 The owner has been requested to either remove or regularise the siting of the container by application but has taken no action in the matter.
- 5.4 The southern portion of the site, which includes the area occupied by the container, is currently subject to an application for permission to erect two dwellings.
- 5.5 A plan of the site, which is approximately 430 square metres in area, is attached at Annexe A.

## **6.0 Financial Implications**

- 6.1 None at present

## **7.0 Corporate Implications**

- 7.1 Not applicable

## **8.0 Community Implications**

- 8.1 Not applicable

## **9.0 Conclusions**

- 9.1 The storage container is unkempt in appearance, is prominent on the site and has a harmful effect on the amenity of the area.
- 9.2 Its appearance is inappropriate when viewed in a domestic environment.
- 9.3 It is open to the Committee to authorise the service of an Enforcement Notice to secure its removal from the land.

## **10.0 Background Papers**

- 10.1 Enforcement file E/2001/171