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REPORT TO: DEVELOPMENT CONTROL SUB-COMMITTEE AGENDA  
DATE OF MEETING: 6<sup>th</sup> February 2001 ITEM:  
REPORT FROM: PLANNING SERVICES MANAGER CATEGORY: DELEGATED  
MEMBERS' OPEN  
CONTACT POINT: RAFE SHIRLEY (EXT. 5750) PARAGRAPH NO. N/A  
SUBJECT: Alleged untidy condition of land being the site of Ivy Cottage, 10 Dale End Road, Hilton DOC:  
REF: RMS/E2000/93  
WARD AFFECTED: Hilton

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1.0 Purpose of Report

1.1 To obtain the instructions of the Development Control Sub-Committee

2.0 Content

- 2.1 Following a complaint, site inspections were carried out at the above location.
- 2.2 The land forms the site of a demolished detached cottage together with its garden area and currently enjoys the benefit of planning permission for the erection of three detached houses.
- 2.3 The frontage of the site, whilst being securely protected by temporary fencing, is affected by a pile of rubble resulting from the demolition of the cottage and there is a small accumulation of rubbish in the garden area.
- 2.4 The owner of the land was contacted in May 2000 and removed scaffolding stored on the site. He also carried out a limited amount of grass cutting and weed killing.
- 2.5 Whilst no commencement date has been given for the work, the owner has confirmed that access difficulties have now been addressed and that there is now no obstacle to development.
- 2.6 A plan of the site which is approximately 0.1 hectares in area is attached at Annexe A.

3.0 Financial Implications

3.1 None.

4.0 Conclusions

- 4.1 Whilst the current appearance of the land is not attractive, its overall affect on the amenities of the area is insufficient to justify action under Section 215 of the Town & Country Planning Act 1990 bearing in mind that such action could be defended on the basis that the condition of the land is reasonable for its current purpose ie. a vacant site with current planning permission for development.
- 4.2 Should the land remain unmaintained or undeveloped for a further extended period its condition may well deteriorate to the point where formal action may be justified.

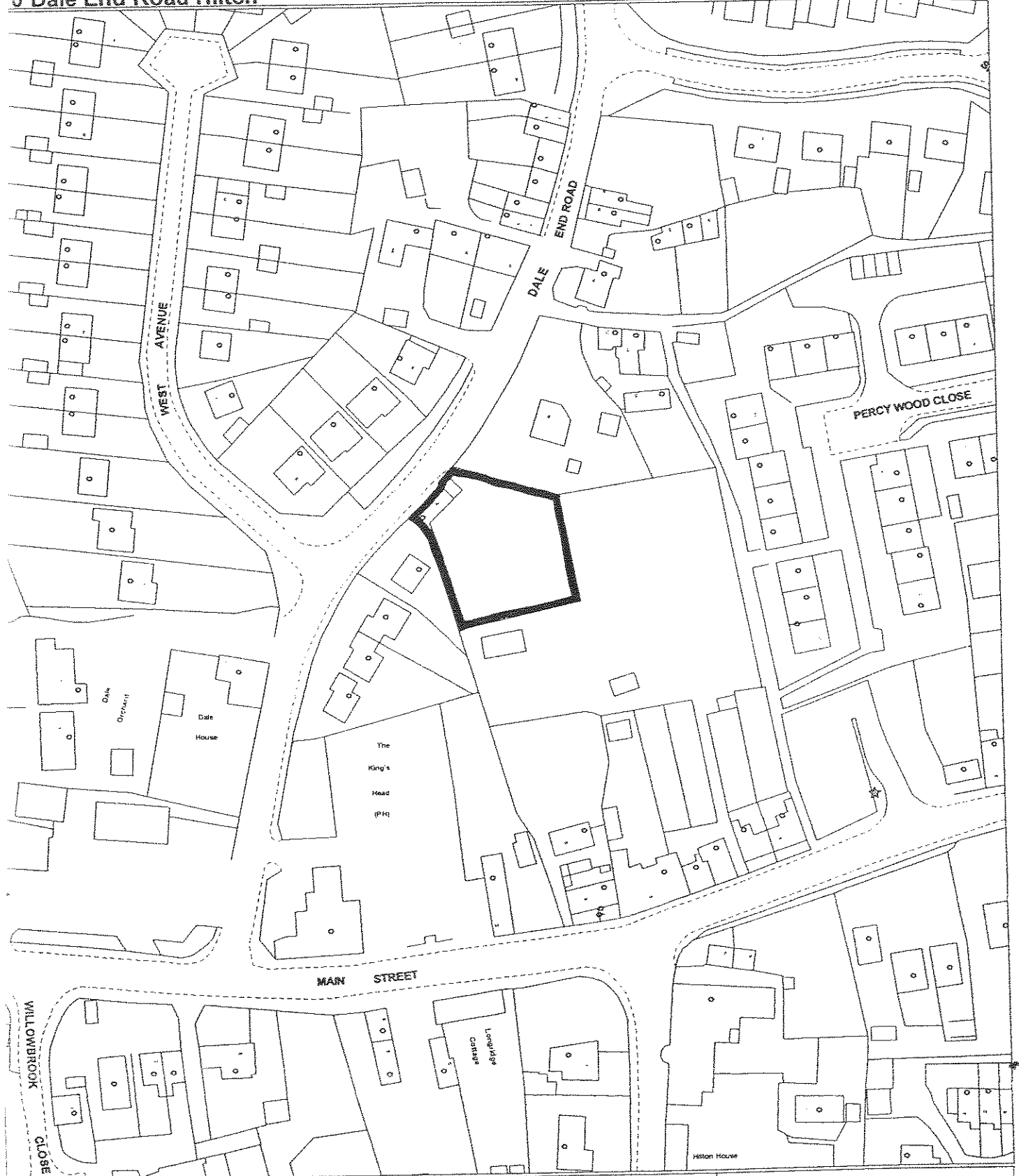
5.0 Recommendation

- 5.1 That the Development Control Sub-Committee takes no action in the matter at present.
- 5.2 That, failing commencement of development within six months of the date of this meeting, a site inspection be carried out and should evidence of significant deterioration be obtained at that time, action under Section 215 be initiated.

6.0 Background Papers

- 6.1 Enforcement File E2000/93

Site of Ivy Cottage  
10 Dale End Road Hilton



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Scale 1:1250 Date Plotted 17/1/2001

Plot centred at 424332 330718

Site of Ivy Cottage  
10 Dale End Road Hilton



