
REPORT TO:	DEVELOPMENT CONTROL COMMITTEE	AGENDA ITEM: 5
DATE OF MEETING:	16 th April 2002	CATEGORY: DELEGATED
REPORT FROM:	<u>DEPUTY CHIEF EXECUTIVE</u>	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

