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REPORT TO:	DEVELOPMENT CONTROL COMMITTEE	AGENDA ITEM:	8
DATE OF MEETING:	22 <sup>nd</sup> April 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 at the rear of 105 Hastings Road, Swadlincote	REF: RMS/E2002/351	
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 authorises the service of a Notice under The provisions of Section 215 of the Town and Country Planning Act 1990 requiring the following steps to be taken to improve the condition of the land.
1. The damaged boundary fence and wall to be removed or repaired.
  2. The dumped litter and building materials to be removed.
  3. The overgrown grass and weeds to be cut, cleared and removed.
  4. The land to be maintained 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 location which is a roughly triangular area of land at the rear of a former newsagent's shop.
- 5.2 The land was found to be badly affected by litter and overgrown vegetation and the boundary fence and wall were in a dilapidated condition.
- 5.2 The registered owner has been contacted but has taken no action to tidy the land.

5.3 A plan of the site which is approximately 140 square metres in area is attached at Annex 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 land is prominently situated at the junction of Stanhope Road and Church Avenue.

9.1 Its current appearance has a materially adverse effect on the amenities of surrounding property 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 the condition of the land.

## **10.0 Background Papers**

10.1 Enforcement File E/2002/351