

**E/07/0325/A Untidy condition of land at the rear of 35a London Road,
Bishops Stortford CM23 5NA**

Ward: BISHOPS STORTFORD CENTRAL

Parish: BISHOPS STORTFORD CP

RECOMMENDATION

That the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to issue and serve a Notice under s.215 of the Town and Country Planning Act 1990 and to take any other steps as may be required to secure: -

- a) removal of stored building materials, with the exception of any materials reasonably necessary for the completion of external works, which shall be stored only within the area hatched black on the attached plan and to a maximum height of 1.5 metres;
- b) the improvement of the site by either i) the completion of the outer walls of the unfinished extension or ii) the removal of the outer walls of the extension so far erected.
- c) the removal of any waste and overgrown shrubbery;
- d) and to leave the site in a tidy condition.

Period of compliance: 3 Months

Reasons why it is expedient to issue a s.215 Notice:

The condition of the land is detrimental to the amenity of the surrounding area by reason of the unsightly and unfinished building works, the storage of building materials not currently reasonably required on the site and overgrown shrubbery, contrary to policy ENV1 of the East Herts Local Plan Second Review April 2007.

_____ (032507A.PD)

1.0 Background

- 1.1 Councillors may recall that this matter was reported to the Development Control Committee on the 27th August 2008, when authorisation was given to issue a s.215 Notice, as above, on 35 London Road, Bishops Stortford.

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- 1.2 Since that authorisation was granted, it has subsequently come to notice that the address of the site is 35a London Road, Bishops Stortford, not 35 London Road as previously reported. For the avoidance of doubt, therefore, further authorisation is now sought on this later information.
- 1.2 The background, planning history and considerations remain the same as for the previous report (attached as Appendix A to this report).

2.0 Recommendation

- 2.1 In view of the above, it is recommended that authorisation be given to issue and serve a s.215 Notice requiring the actions at the head of this report to be undertaken.