

WILTSHIRE COUNCIL

TROWBRIDGE AREA BOARD

11 July 2013

Subject: Land at former Peter Black site, Mortimer Street, Trowbridge.

Purpose of Report

1. To update Members regarding the progress of enforcement action to remedy the poor condition of the above site.

Background

2. Members will recall that reports on this matter have been brought to previous Area Board meetings. Following the failure of negotiations to effectively remedy the situation, the Council served an Untidy Site Notice under Section 215 of the Town and Country Planning Act 1990 on the owners of the site on 4th March 2013.

The Notice took effect on 4th April 2013 and requires the following actions to be carried out within three months:

- 1) *Cut back all soft landscaping on all boundaries of the Land (excluding formal trees) so that the soft landscaping is no greater than 2 metres in height when measured from natural ground level and is not overhanging the boundaries of the Land.*
- 2) *Cut back all soft landscape areas within the Land (excluding formal trees and formal grassed areas) so that the soft landscaping is no greater than 2 metres in height when measured from natural ground level.*
- 3) *Cut back all formal grassed areas within the Land.*
- 4) *Remove all weeds (including buddleia, brambles, creepers and self seeding trees) on all boundaries of the Land.*
- 5) *Remove all weeds (including buddleia, brambles, creepers and self seeding trees) within the Land and on all buildings within the Land.*

- 6) *Permanently remove to an authorised place of disposal all material resulting from steps 1, 2, 3, 4 & 5 above from the Land.*
- 7) *Permanently remove to an authorised place of disposal all rubbish, rubble and detritus from the Land.*
- 8) *Repair and secure all gates and fencing on the boundaries of the Land.*
- 9) *Remove all graffiti from the buildings within the Land or paint-out all graffiti from the buildings within the Land with a colour that matches the existing building colours.*
- 10) *Board up and paint all the windows of the office building on the western end of the Land with a colour that matches the existing building colour.*
- 11) *In addition to requirement 10 above, board up and paint all broken windows and all ground floor windows of all other buildings within the Land with a colour that matches the existing building colours.*

An appeal to the Magistrates Court, which would have delayed the Notice coming into effect, was not made, so the works required by the Notice should be completed by no later than 4th July 2013.

The current situation

3. At the time of writing the above works (with exception of a large pile of rubble close to the pedestrian bridge over County Way) have not been undertaken. However, the deadline for compliance has not expired. Officers are monitoring the site to ensure compliance with the Notice within the required timescale and have reminded the owner's representatives of their responsibilities.
4. Officers will have reviewed whether further action is necessary following the end of the period for compliance on or immediately after 4th July and members will receive an update at the meeting.
5. In the event of non-compliance further action further action could include prosecution and/or the Council undertaking works in default (Members need to be aware that Planning Committee authorisation would be required for the latter course of action as there as significant costs implications and the Council does not have a budget for direct action).

Recommendation

A: That Members note the report.

B: The Area Board receives a further update in respect of this matter at its next meeting.

Report Author:

Stephen Hawkins, Team Leader (Enforcement).

Date of report: 24 June 2013.

Background Papers

The following unpublished documents have been relied on in the preparation of this report:

None.
