

WILTSHIRE COUNCIL

TROWBRIDGE AREA BOARD

Date: 12th September 2013

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

Purpose of Report

1. To inform Members regarding the outcome 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. 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 required 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.

Update since previous report

3. At the last meeting of the Area Board, the period for compliance had just expired however the owners had committed to carrying out the necessary work.
4. The required works were carried out by contractors acting for the owners by the end of the week ending 26th July 2013. Officers inspected the site at the time and confirmed that no further action pursuant to the Untidy Site Notice is now needed.
5. Following removal of the weeds and overgrown landscaping within the site, it was established that the remaining overgrown planting around the boundaries of the site was in fact on Council-owned /controlled land. The appropriate section of the Council have therefore been requested to undertake maintenance of this area, to improve its appearance and that of the overall setting of the site.

6. It is confirmed that the Council has instructed Balfour Beatty to cut back the land and remove the creepers from the Council side of the fence. The land is on the long term maintenance schedule.
7. Nevertheless it is recognised that the site retains its appearance as a disused industrial premises. In the event that the site's condition deteriorates further in the future, it will be necessary for the Council to consider whether a further Untidy Site Notice should be served.

Recommendation

A: That Members note the report.

Report Author:

Stephen Hawkins, Team Leader (Enforcement).

Date of report: 22nd August 2013.

Background Papers

The following unpublished documents have been relied on in the preparation of this report:

None.
