

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: Tuesday 22 January 2019

REPORT OF: Business Manager – Strategic Place

ENFORCEMENT REPORT

REFERENCE NO: 16/00441/ENF

DESCRIPTION OF DEVELOPMENT

BISHOPSTEIGNTON: Land at Bakers Yard, Forders Lane, Bishopsteignton

OBSERVATIONS

1. On 31 July 2018 an Enforcement Report was placed before the Planning Committee regarding the condition of the land at Bakers Yard, Forders Lane, Bishopsteignton.
2. The purpose of the report was to make the Committee Members aware of an investigation that had been ongoing for a considerable time relating to the condition of the existing buildings that had become derelict over time which were considered to have a detrimental impact on the surrounding area. Although the buildings had become derelict it was noted at the time that the land was in the process of being sold. As such at the Committee meeting the Members resolved that any further action be deferred for six months.
3. Following the Committee meeting concerns continued to be raised about the site and in particular the building located on the boundary with Orchard Cottage. It appeared that asbestos material maybe being blown off the roof to the adjacent property. As there were concerns that this may constitute a Statutory Nuisance the owner of the land was advised to take steps to address the problem and possibly demolish the building. This resulted in the building being demolished in October 2018.
4. With regards to the site it is understood that the sale of the land has continued with the contracts recently exchanged. Furthermore, it appears that Planning Consultants are currently in the process of putting together a planning application for the redevelopment of the site.

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5. Although the site appears to have been sold subject to contracts there is no guarantee that a planning application will be submitted. As such it is necessary at this stage to consider whether further action should be taken under Section 215 of the Town and Country Planning Act 1990 to have the existing buildings removed and the site tidied.
6. From the investigation it is clear that the site could be improved but as explained in the previous Committee report this could ultimately result in the Council having to carry out the works and try to recover the costs which could exceed £100,000. However, given that it is hoped that the site will be developed in the near future and it is not considered that any of the remaining buildings pose a nuisance further time should be given to the perspective purchasers of the land to resolve the matter. For these reasons it is considered that no further action should be taken at this time.

RECOMMENDATION

The Committee is recommended to resolve that no further action is taken for a further six months

WARD MEMBERS: Councillor Golder