

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: Tuesday 19 February 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 and 22 January 2019 Enforcement Reports was placed before the Planning Committee regarding the condition of the land at Bakers Yard, Forders Lane, Bishopsteignton.
2. The purpose of the reports were 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. at the Committee meeting on 31 July 2018 the Members resolved that any further action be deferred for six months.
3. At the meeting on 22 January 2019 concerns were raised about the lack of action being taken and a contradiction in the report about the current situation regarding the sale of the land. As such at the meeting the Members resolved to defer the matter for one month to seek clarification on the current position for the sale of the land.
4. Having been in contact with the buyer's representatives it was seems the current situation is that there has been an exchange of contracts to purchase the land. However, the contract is conditional upon procuring a satisfactory planning consent. The purchaser is expected to be making direct cotact with the LPA shortly.
5. Although there has been an exchange of 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

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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 well over £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 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 if within the next three months the Council has not been contacted by the new owners of the land, either formally through a planning application, or informally through pre-application advice an Untidy Land Notice should be served. This should seek the removal of the existing buildings on the land and the removal of the overgrown vegetation within twelve months.

WARD MEMBERS: Councillor Golder

