
Cabinet Member for Culture, Leisure, Sports and Parks

10th December 2015

Name of Cabinet Member:
Cabinet Member for Culture, Leisure, Sports and Parks – Councillor A Khan

Director Approving Submission of the report:
Executive Director of Place

Ward(s) affected:
Earlsdon

Title:
Update report in response to a petition concerning a property in Earlsdon Ward

Is this a key decision?
No

Executive Summary:

This report provides an update on actions taken since the Cabinet Member meeting (Policing and Equalities) on the 23rd July 2015 in response to a petition received on 3 July 2014. The petition was signed by 71 individuals in the Earlsdon Ward and asked the City Council to take action regarding the poor condition of a property in the Earlsdon Ward and the adverse impact it is having on the surrounding neighbourhood.

Recommendations:

The Cabinet Member is recommended to:

- (1) Endorse the action already taken to address the conditions at this property.
- (2) Request that officers from the Planning Enforcement Team continue to monitor the property.

List of Appendices included:

None

Other useful background papers:

None

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

Yes

Planning Committee 21st August 2014 & 5th February 2015

Will this report go to Council?

No

Page 3 onwards

Report title:

Report in response to a petition concerning a property in Earlsdon Ward

1. Context (or background)

- 1.1 A resident-led petition consisting of 71 signatures was received on 3rd July 2014 requesting the City Council to take action in relation to concerns regarding the poor condition of a property in the Earlsdon Ward.
- 1.2 Cabinet Member had previously endorsed action taken under Section 215 of The Town & Country Planning Act, authorised by Planning Committee on 21st August 2014, requiring the owner to carry out improvements to his property.
- 1.3 Following non-compliance with the Section 215 Notice the owner of the property was prosecuted, and he pleaded guilty to the offence at Nuneaton Magistrates Court on 12th May 2015. He was fined £1,500 and ordered to pay £892 costs plus a victim surcharge of £120. The Court commented that the matter had gone on for far too long and any materials, which were stored in the garden and were not immediately needed, should be stored elsewhere.
- 1.4 Since the prosecution the owner of the property has been in regular contact with officers from the Planning Enforcement Team and considerable progress has been made towards complying with the requirements of the Notice. The vast majority of the building materials and equipment previously stored across the site have been removed, the partially demolished bay window has been reinstated, the herring fencing removed, and the land levels within the rear garden area returned to those which existed previously.

2. Options considered and recommended proposal

- 2.1 The property owner is now cooperating with officers and the majority of the works required by the Notice have been completed; subsequently the appearance of the property and land within the locality has improved considerably. Officers are now of the opinion that the harm which originally resulted has been positively addressed, and the property can no longer be considered as seriously harmful to the appearance of the locality, and further formal action under Section 215 of the Town and Country Planning Act cannot now be justified
- 2.2 There are a few minor outstanding works which require completion to achieve full compliance with the Notice. Planning Enforcement Officers are in regular contact with the owner who is aiming to complete these works soon, and the site is being regularly monitored.
- 2.3 **Recommendations** : Cabinet Member is recommended to:
 - (1) Endorse the action already taken to date to address the conditions at this property.
 - (2) Request that officers from the Planning Enforcement Team continue to monitor the property and work with the owner to achieve full compliance with the Notice.

3. Results of consultation undertaken

None

4. Timetable for implementing this decision

On-going monitoring of the property and engagement with the owner by the Planning Enforcement Team.

5. Comments from Executive Director of Resources

None.

6. Other implications

None

6.1.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

6.1.2 There are clear research findings that show that the local environmental quality in a person's living environment has a significant impact on their health and well-being. Residents in areas which have a low environmental quality often have an increased "fear of crime". This particular service contributes to two of the Council's key objectives of creating a cleaner, green and attractive city, and making the community safer

6.2 How is risk being managed?

None

6.3 What is the impact on the organisation?

None

6.4 Equalities / EIA

None

6.5 Implications for (or impact on) the environment

See 6.1.1

6.6 Implications for partner organisations?

None.

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