

CARLISLE CITY COUNCIL

Report to:- **Development Control committee**

Date of Meeting:- **8th October 2004**

Agenda Item No:-

A3

Public

Operational

Delegated: No

Accompanying Comments and Statements

Required

Included

Environmental Impact Statement:

No

No

Corporate Management Team Comments:

No

No

Financial Comments:

No

No

Legal Comments:

No

No

Personnel Comments:

No

No

Impact on Customers:

No

No

Title:-

BOOTHBY COTTAGES, LANERCOST, BRAMPTON

Report of:-

Head of Planning Services

Report reference:-

P.45/04

Summary:-

This report relates to waste material being stored within the curtilage and on the highway verge adjacent to Boothby Cottages, Lanercost, Brampton. This matter has been ongoing for some considerable time without successful negotiation between Officers, the occupier and owner of the property.

Recommendation:-

It is therefore recommended that the Head of Legal and Democratic Services, in conjunction with the Head of Planning Services, be authorised to serve a S215 (Disamenity Notice) under the provisions of the Town and Country Planning Act 1990 to seek clearance of all the items currently stored outdoor and creating the disamenity to nearby residents and the area in general.

Alan Eales

Head of Planning Services

Contact Officer:

Bob Taylor

Ext: 7175

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: Appendix: Photographs illustrating the condition of the site.

1.0 Introduction

- 1.1 This matter relates to Boothby Cottages, Lanercost, Brampton. The property is a two-storey dwelling, which forms one of a terrace of four situated in Boothby.
- 1.2 A complaint was received on 5 May 2004 relating to the storage of second hand equipment within the garden area and to the side of the properties. Items are also being stored on the adjacent highway verge for a distance, intermittently, of about 100 metres. A polytunnel has also been erected in the garden to provide some shelter for the stored items.

2.0 Present Position

- 2.1 The property belongs to Mrs Matthews who lives in Oxfordshire and managed locally by Smiths Gore. Several attempts have been made by both Officers and Mr Baker acting for Smiths Gore to contact the tenant, Mr Holliday, 2 Boothy Cottages, who owns all of the items.
- 2.2 The items and waste material currently stored within the curtilage of the property and on the adjacent highway verge are unsightly, obstructive and result in a disamenity issue. The items include chimney pots, scaffolding, timber, car tyres, disused trailers, glasscutters, kitchen sinks and old furniture. The photographs reproduced in the report illustrate the condition of the site to Members.
- 2.3 Despite correspondence from both Officers and Mr Baker of Smiths Gore, no attempt has been made by Mr Holliday to clear the material from the site and remedy the complaints about its condition.
- 2.4 The site is located in open countryside and approximately 1.6 kilometres (1 mile) south of Hadrians Wall. The site is designated within the Proposals Map of the adopted Local Plan as being within the Hadrians Wall Buffer Zone and is also within a County Landscape. Given the recent investment in the Hadrians Wall National Trail the current condition of the site is of considerable concern. In its current state, the site is considered to be detrimental to the character of the area and significantly reduces the visual amenity of the area. Furthermore, the site is also considered to be detrimental to the amenity of the occupiers of the neighbouring properties.

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Development Control Committee**

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- 2.5 Members should note that the items being stored on the highway verge is a matter for the Highways Authority to resolve and they have been informed of the situation.

3.0 Conclusion & Recommendation

- 3.1 It is therefore recommended that the Head of Legal and Democratic Services, in conjunction with the Head of Planning Services, be authorised to serve a S215 (Disamenity Notice) under the provisions of the Town and Country Planning Act 1990 to seek clearance of all the items currently stored outdoor and creating the disamenity to nearby residents and the area in general.

Alan Eales
Head of Planning Services

Contact Officer: Bob Taylor

Ext: 7175

**Photographs Illustrating the Condition
of the Site within the Curtilage**

MVC-003X.JPG



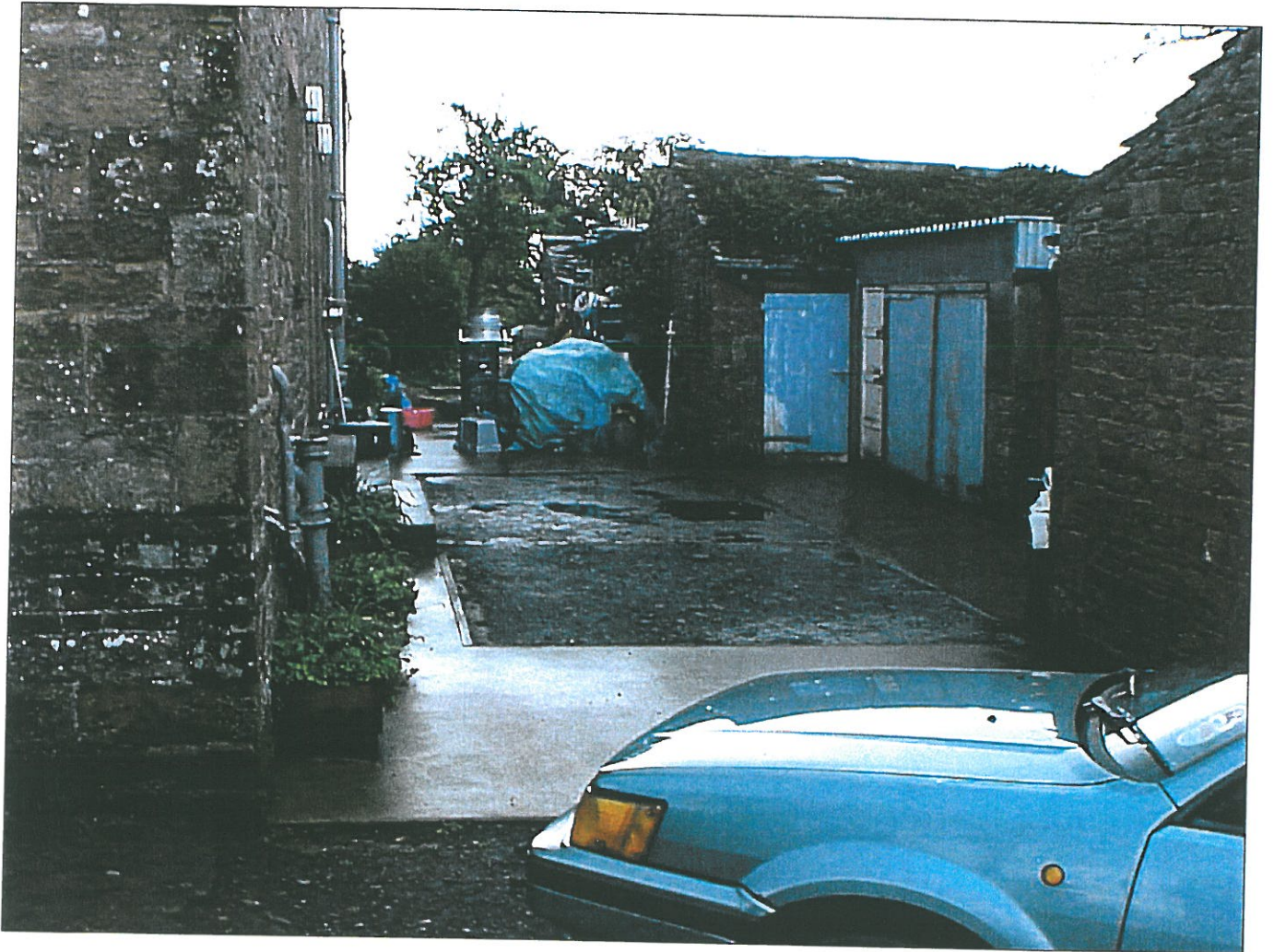
MVC-004X.JPG



MVC-005X.JPG



MVC-006X.JPG



MVC-007X.JPG



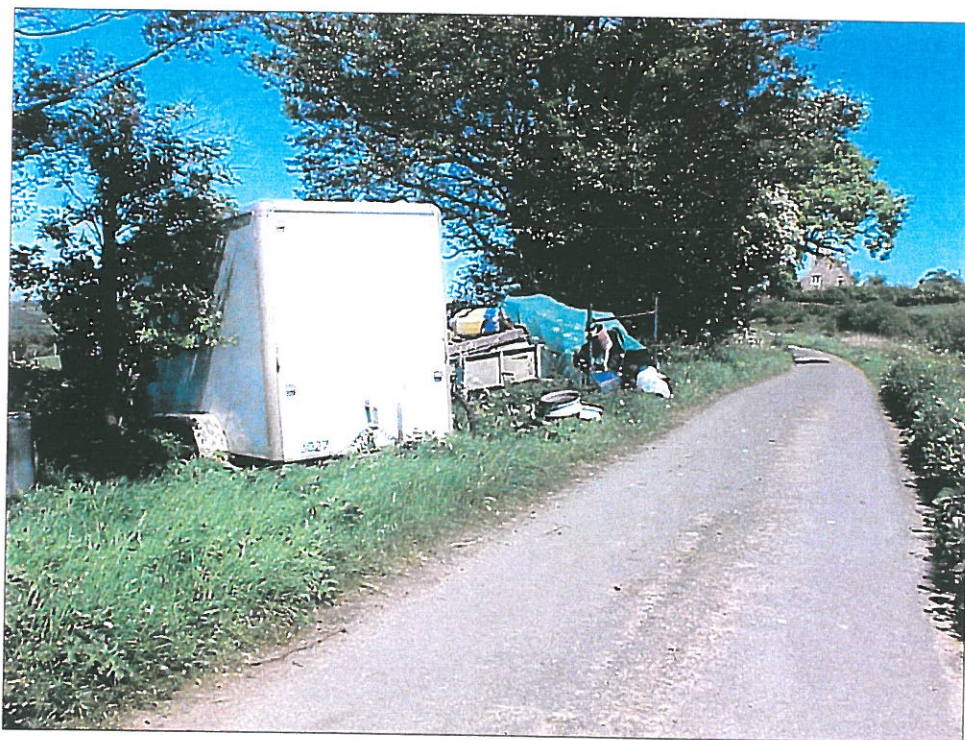
APPENDIX 2

Photographs Illustrating the Condition of the Site along the Highway

Boothby Cottages, Lanercost 1 18.05.04.jpg



Boothby Cottages, Lanercost 2 18.05.04.jpg



Boothby Cottages, Lanercost 3 18.05.04.jpg



Boothby Cottages, Lanercost 4 18.05.04.jpg



Boothby Cottages, Lanercost 5 18.05.04.jpg



