

SCDC Legal Ref No: PLAENF.1,692

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990
SECTION 215 NOTICE**

To: Mr Christopher Simon Cooper, 148 Townsgate, Ossett, West Yorkshire, WF5 0PN

WHEREAS it appears to the South Cambridgeshire District Council ("the Council") being the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 ("the Act") Section 215¹ in this matter that the amenity of a part of its area is adversely affected by the condition of land ("the Land") described in the First Schedule.

NOTICE IS GIVEN that the Council requires that the steps specified in the Second Schedule be taken for remedying the condition of the land within the period of three months from the date on which this Notice takes effect.

THIS NOTICE WILL TAKE EFFECT ON THE 12 OCTOBER 2015

SERVED on the 26 day of August 2015

Signed:

Fiona McMillan
Legal & Democratic Services Manager

**FIRST SCHEDULE
The Land**

74 Main Road, Little Gransden, Sandy, Beds, SG19 3DW, shown edged with a thick black line on the plan annexed hereto.

**SECOND SCHEDULE
The Steps Required to be taken**

- (a) Clear and tidy the gardens at the front, side and rear of the property by cutting back all vegetation and remove all loose cuttings from the land. With regard to the Japanese knotweed identified at the property you are required to spray with herbicide to prevent spreading.
- (b) Repair or replace damaged retaining boundary brick wall in order to prevent landslip.
- (c) Repair and re-paint Facia boards and soffits.
- (d) Repair or replace damaged fencing panel between Nos.72 and 74 Main Road.
- (e) Reduce the height of the conifers between Nos.72 and 74 Main Road in order to prevent loss of light – alternatively remove them completely.
- (f) Repair, make good front boundary wall and replace copings.

RIGHT OF APPEAL

Persons served with the Notice made under Section 215 of the Act and being an owner or occupier of the land to which the Notice relates may appeal to a Magistrates Court under Section 217 of the Act for a Direction quashing the Notice or varying its terms on any or all of the following grounds:-

1. That the condition of the land to which the Notice relates does not adversely affect the amenity of any part of the area of the Local Planning Authority who served the Notice.
2. That the condition of the land to which the Notice relates is attributable to, and such as results in the ordinary course of events from, the carrying on of operations or a use of land which is not in contravention of Part 3 of the Act.
3. That the requirements of the Notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the Local Planning Authority who served the Notice.
4. That the period specified in the Notice as the period within which any steps required by the Notice are to be taken fall short of what should reasonably be allowed.

PLEASE NOTE: ANY APPEAL MUST BE SUBMITTED BEFORE THE NOTICE TAKES EFFECT WHICH IN THIS CASE IS THE 12 OCTOBER 2015

NB: Subject to the provisions of Section 216 of the Act if any owner or occupier of the land on whom this Notice is served fails to take the steps required by this Notice within the period specified he, she or they shall be guilty of an offence and liable on summary conviction to a fine not exceeding £1,000.

¹ A copy of Section 215, 216, 217, 218 and 219 of the Act are enclosed.

