

ITEM No. 1 0 (a)

Report No 625/96

ANGUS COUNCIL

DEVELOPMENT CONTROL COMMITTEE

15 AUGUST 1996

SUBJECT: ENFORCEMENT ACTION 'GLENCOE', COLLISTON

REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT

Abstract: This report relates to a recommendation to initiate an Enforcement Action in respect of a change of use of land at 'Glencoe', Colliston, by Arbroath, from use as garden ground to use as a storage area for old electrical appliances, mainly washing machines and parts and other non-domestic impediments.

1 RECOMMENDATION

It is recommended that the authority be granted to commence enforcement proceedings requiring the occupier of the above property to clear all machines, parts and other non-domestic impediments from the land.

2 INTRODUCTION

2.1 The property, a bungalow, is the second house to the north of the Colliston Inn. It and the one and a half storey detached house immediately to the north are set some 10 metres back from the road and have long back gardens with no screening between them. The rear boundary of both properties is defined by a single rambling shed which runs across the width of both plots.

2.2 The occupier used to have a shop in Commerce Street, Arbroath, where he carried out electrical repairs. Since giving up the shop he appears to have moved his operation to his home. The large shed at the bottom of his garden is filled to the roof with old electrical appliances and his garden ground is regularly littered with them.

3 CASE HISTORY

3.1 In March 1996 a complaint was received regarding the state of the garden ground. The householder was interviewed and advised that a material change of use appeared to be involved and that it would be necessary to either seek Planning Permission in respect of the development or clear all the old washing machines from the land.

3.2 On 28 March 1996 a letter confirming the foregoing was despatched. When this evoked no response a further letter was sent on 21 June 1996. This advised that unless the issue was addressed before the end of July the matter would be reported to the Planning Committee with a view to initiating an Enforcement Action. This letter has been ignored.

4 FINANCIAL IMPLICATIONS

- 4.1 There are no significant financial implications.

5 CONSULTATION

- 5.1 The Director of Finance and the Director of Law and Administration have been consulted in the preparation of this report.

6 CONCLUSION

- 6.1 The unauthorised use constitutes an undesirable intrusion into a rural area and detracts from the visual amenity of the occupiers of adjacent properties.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/JJ/KW
6 August 1996

Alex Anderson
Director of Planning, Transport & Economic Development