

Taunton Deane Borough Council

Planning Committee - 17 August 2011

Report of the Legal Services Manager

Enforcement Item

1. **Location of site:** 7 Wyndham Road Taunton
2. **Name of owner:** Heather Brannon (as personal representative)
3. **Name of occupier:** Unoccupied
4. **Nature of contravention:**

The condition of the land and dwelling is adversely affecting the amenity of the area

5. History

In September 2010 the condition of the above property was brought to the attention of the Council by concerned local residents. The property was in a poor state, unoccupied and insecure. The owner of the property was unknown.

Environmental Health and Building Control were asked to visit to assess the position, and the Empty Property Officer was contacted to see if he could assist. It was considered that the best way to deal with the various problems would be for the property to be brought back in to use and occupation.

The Empty Property Officer eventually established that the owner of the property had died but he traced the next of kin and various negotiations have taken place to try and get the condition of the property improved.

The property has been fenced to keep it secure but otherwise no significant work has been done.

In June the Empty Property Officer found a property developer who was interested in purchasing the property. However, the owner has not responded to this approach and the condition of the property continues to cause concern.

On a site visit on the 8 August the fencing to the property appeared to be secure but adds to the overall adverse effect the dwelling and land has on the area. The front garden is very overgrown with rubbish strewn around. Vegetation is growing up to the first floor level, obscuring windows, and also extending on to the pavement. There are broken windows in the garage. The rest of Wyndham Road comprises well kept and tidy dwellings.

6. Reasons for taking action

The owner has had ample opportunity and assistance from the Empty Property Officer to deal with the situation. The present condition of the property is considered

to adversely affect the surrounding area of Wyndham Road and it is not considered that the condition of the property is attributable to the authorised use of the land.

7. Recommendation

The Solicitor to the Council be authorised to serve a notice under S215 Town and Country Planning Act 1990 requiring steps to be taken to improve the condition of the land such that it does not adversely affect the area.

Contact Officer

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