

PROPOSED ENFORCEMENT ACTION REGARDING UNAUTHORISED FENCE AT 2 HILLSIDE COTTAGES, RED HILL ROAD, STORETON, WIRRAL

1. Executive Summary

- 1.1 The purpose of this report is to advise members of the Committee of the erection of an unauthorised wooden fence at 2 Hillside Cottages, Red Hill Road, Storeton, Wirral, CH63 6HQ. It is recommended that enforcement action should be taken to remove the unauthorised wooden fence at the above property.

2. Breach of Planning

- 2.1 The erection of a wooden fence at 2 Hillside Cottages, Red Hill Road, Storeton, Wirral, CH63 6HQ.

3 Evidence

- 3.1 On the 14th August 2006 a letter was sent out requesting the owner of the above property contact the Council within 14 days of the date of the letter. A site inspection was carried and the fence remains on site even though it should have been removed in December 2005 after the temporary planning permission expired. Therefore, the fence required planning permission.
- 3.2 The applicant's agent stated the drawings for the fence were being prepared and would be submitted by the end of October 2006. The planning application was submitted on the 10th November 2006 for the retention of the existing fence. (APP/2006/7238) refers.
- 3.3 The planning application was subsequently refused on the 16 February 2007. The reason for refusal given was that the proposed development would form a visually obtrusive feature by reason of its scale and size, which the Local Planning Authority considers would be detrimental to the general character and openness of the Green Belt. Therefore the Local Planning Authority considers the proposal is contrary to Policy GB2.
- 3.4 The Council has since spoken to the owner of the property and also carried out a site visit on the 26th September 2007. The owner of the property was informed that the matter would now be put before Planning Committee for authorisation to serve an Enforcement Notice.

4 Expediency for Enforcement Action

- 4.1 It is expedient to take enforcement action in this matter as the Local Authority considers that the fence results in a visually obtrusive form of development, which is

detrimental to the amenities which the occupiers of the surrounding area could reasonably expect to enjoy. Also due to its scale and size, which the Local Planning Authority considers, would be detrimental to the general character and openness of the Green Belt. Therefore, the Local Planning Authority considers the proposal is contrary to Policy GB2.

5. Financial and Staffing Implications

5.1 There are no direct financial implications.

6. Equal Opportunities Implications

6.1 I am not aware of any Equal Opportunities Implications.

7. Local Agenda 21 Implications

7.1 I am not aware of any Human Rights Implications.

8. Local Member Support Implications

8.1 This report will be of interest to Storeton Ward Members.

9. Background Papers

9.1 None

10. Planning Implications

10.1 None

11. Recommendation(s)

11.1 The Council recommends that Enforcement action should be taken requiring the fence be permanently removed within 1 month.

D Green

DIRECTOR OF TECHNICAL SERVICES

This report was prepared by Jonathan Ellis of the Enforcement Section who can be contacted on (0151) 606 2149.