



Enforcement Closure Report

Case No. 14/00003/ENBOC2

Date: 31.01.17

Case Officer: Kim MacKay

Report:

Breach of Condition Nos. 2, 3, 6, 7 and 10 of planning permission ref. no. 09/00746/DET in respect of access, surface water drainage and landscaping and minor amendments to dwellinghouse (windows)

Land south west of Ardnafadmore cottage, Tayvallich

The conditions are now fully discharged, no outstanding conditions.

Case Officer

Date

Area Team Leader

Date

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

BREACH OF CONDITIONS NOTICE

REFERENCE NUMBER: 14/00003/ENBOC2

To: Mr Roddy Anderson
Malin
Tayvallich
Argyll
PA31 8PN

SERVED BY: ARGYLL AND BUTE COUNCIL, KILMORY, LOCHGILPHEAD

1. **THIS IS A FORMAL NOTICE** which is served by Argyll and Bute Council, as Planning Authority, under Section 145 of the Town and Country Planning (Scotland) Act 1997, as amended ('the Act') because a condition regulating the use of land subject to which planning permission for the carrying out of development at the Land Affected, as hereinafter defined, has been granted, has not been complied with. It is considered that you are (the person who is carrying out or has carried out the development)(the person having control of the Land Affected) and as such are the person responsible for securing compliance with the conditions specified in this notice

2. THE LAND AFFECTED BY THE NOTICE

That plot or area of ground shown delineated in red on the attached plan which plot or area of ground forms (Malin) Land South East of Ardnafadmore Cottage, Tayvallich, Lochgilphead (hereinafter referred to as 'the Land Affected')

3. THE RELEVANT PLANNING PERMISSION

The planning permission to which this notice relates is the permission granted by Argyll and Bute Council Reference Number **09/00746/DET** on the 24th November 2009 for **erection of dwellinghouse and installation of septic tank** on the Land Affected(hereinafter referred to as 'the Planning Permission')

4. BREACH OF CONDITION

The following condition(s) of the Planning Permission have not been complied with:

- 1.) The proposed development shall be carried out in accordance with the details specified in the application form dated 01.06.09; and the approved drawings numbered : AR/109/01 Rev A, and AR/109/05 Rev A, (both being amended plans received 11.09.09); AR/109/06 (received 09/09/09); and AR/109/02, AR/109/03, and AR/109/04 (all three drawings received 21.05.09) unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.
- 2.) Prior to any work commencing within the application site details of the upgrading of the private road, outside the application site, for the first distance of 26 metres of that road commencing immediately beyond the recently surfaced 5 metres of bituminous tar macadam at the bellmouth (as per decision 08/02154/DET) with the adopted Tayvallich Carsaig public road, shall be submitted to and approved in writing by the Planning Authority in consultation with the Area Roads Manager. The surfacing details shall also be laid to hard surface, such as bituminous tar macadam, as shall be agreed with the Authority. The agreed works shall be implemented to the satisfaction of the Planning Authority prior to any aspect of work commencing within the red edged application site, and shall also be top dressed after the completion of the development and prior to its occupation to the Authorities satisfaction if damaged in the process of the development.
- 3.) Prior to the occupation of the dwelling-house a scheme for the boundary treatment of the site shall be submitted to and approved in writing by the Planning Authority. The details of the scheme in relation to the western boundary shall specifically ensure that a solid screen is to be provided, sufficient to ensure there is no inter-visibility between the windows of the dwelling house or its' decks and the windows within the property immediately beneath this site. The western boundary treatment shall be implemented in full prior to the occupation of the dwelling house, to the satisfaction of the Planning Authority and retained in perpetuity throughout the occupation of the dwelling house.
- 4.) Prior to the commencement of the development details of a scheme of surface water drainage shall be submitted to and approved in writing by the Planning Authority, together with a technical report, which demonstrates specifically that surface water drainage is :
 - (a) dealt with separately to the waste water drainage system; and
 - (b) that the surface waters are so collected from the development and distributed within the site in a manner which avoids any concentration which might bring about further sufferance than presently exists to the dwelling house and its lands beneath.

The details of the surface water drainage shall also be compliant with a SuDS (Sustainable Urban Drainage System) in line with Planning Advice Note 61 (PAN61) 'Planning and Sustainable Urban Drainage Systems and Section 3 of the Domestic Technical Handbook, which sets out guidance on how proposals may meet the Building Standards set out in the Building (Scotland) regulations 2004.

5.) Development shall not begin until details of the scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

- i) soft and hard landscaping works, including the location, type and size of each individual tree and/or shrub
- ii) programme for completion and subsequent on-going maintenance.

All the hard and soft landscaping works shall be carried out in accordance with the scheme approved in writing by the Planning Authority. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of the development unless otherwise agreed in writing with the Planning Authority.

Any trees or plants which within a period of ten years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed in writing with the Planning Authority.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply/secure compliance with the stated condition(s) by taking the following steps:

- 1.) Submit a non-material amendment application for the amendments to the development from the stamped approved drawings.
- 2.) Submit a scheme of upgrading works as per condition no. 3 of your permission, should you require further advice on this please contact James Ross (tel. 01546 604655). Once agreed this scheme should be implemented within 4 weeks.
- 3.) Submit a scheme of boundary treatment for the site as per condition no.6 to be implemented.
- 4.) Submit a scheme of surface water drainage to be implemented.
- 5.) Submit a scheme of hard and soft landscaping for the site to be implemented.

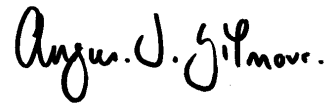
6. TIME FOR COMPLIANCE

You are required to comply with the requirements of this notice within **28 days** from the date on which you receive this notice by postal delivery.

7. DATE THIS NOTICE TAKES EFFECT

This notice takes effect immediately it is served on you or you receive it by postal delivery.

Dated: 14th January 2015

A handwritten signature in black ink, reading "Angus J. Gilmore". The signature is written in a cursive style with a large initial 'A' and a distinct 'J'.

Head of Planning and Regulatory Services
Kilmory
Lochgilphead

On behalf of Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT

WARNING - THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE
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Copies of sections 145 and 145A of the Town and Country Planning (Scotland) Act 1997 (as amended) are attached. You will wish to note in particular the points referred below

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. The maximum penalty for such an offence is £1000.00.

If you are in any doubt about what this notice requires you to do, you should get in touch immediately by telephone, followed by written enquiry to:

Planning Services, 1A Manse Brae, Lochgilphead, Argyll PA31 8RD.

Section 145A of The Planning etc. (Scotland) Act 2006 provides the Planning Authority with power to issue a fixed penalty notice for breaching the terms of a breach of condition notice. The issue of a fixed penalty notice is at the discretion of the Planning Authority. There is no right of appeal against a fixed penalty notice. The Town & Country Planning (Amount of Fixed Penalty) (Scotland) Regulations 2008 sets out that the penalty for breach of a breach of condition notice is £300. Payment of the penalty does not discharge the requirement to comply with the terms of the breach of condition notice, while prosecution proceedings can be taken where a fixed penalty notice is unpaid.

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional advisor specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the Court of Session for judicial review. A lawyer will advise you on what procedure this process involves.

DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE
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TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

SECTIONS 145 AND 145A

145

(1) This section applies where planning permission for carrying out any development has been granted subject to conditions.

(2) The planning authority may, if any of the conditions is not complied with, serve a notice (in this Act referred to as a “breach of condition notice”) on—

(a) any person who is carrying out or has carried out the development, or

(b) any person having control of the land,

requiring him to secure compliance with such of the conditions as are specified in the notice.

(3) References in this section to the person responsible are to the person on whom the breach of condition notice has been served.

(4) The conditions which may be specified in a notice served by virtue of subsection (2)(b) are any of the conditions regulating the use of the land.

(5) A breach of condition notice shall specify the steps which the authority consider ought to be taken, or the activities which the authority consider ought to cease, to secure compliance with the conditions specified in the notice.

(6) The authority may by notice served on the person responsible withdraw the breach of condition notice, but its withdrawal shall not affect the power to serve on him a further breach of condition notice in respect of the conditions specified in the earlier notice or any other conditions.

(7) The period allowed for compliance with the notice is—

(a) such period of not less than 28 days beginning with the date of service of the notice as may be specified in the notice, or

(b) that period as extended by a further notice served by the planning authority on the person responsible.

(8) If, at any time after the end of the period allowed for compliance with the notice—

(a) any of the conditions specified in the notice is not complied with, and

(b) the steps specified in the notice have not been taken or, as the case may be, the activities specified in the notice have not ceased,

the person responsible is in breach of the notice.

(9) If the person responsible is in breach of the notice he shall be guilty of an offence.

(10) An offence under subsection (9) may be charged by reference to any day or longer period of time and a person may be convicted of a second or subsequent offence under that subsection by reference to any period of time following the preceding conviction for such an offence.

(11) It shall be a defence for a person charged with an offence under subsection (9) to prove—

(a) that he took all reasonable measures to secure compliance with the conditions specified in the notice, or

(b) where the notice was served on him by virtue of subsection (2)(b), that he no longer had control of the land.

(12) A person who is guilty of an offence under subsection (9) shall be liable on summary conviction to a fine not exceeding level 3 on the standard scale.

(13) In this section—

(a) “conditions” includes limitations; and

(b) references to carrying out any development include causing or permitting another to do so.

145A

(1) Where a planning authority have reason to believe that, by virtue of subsection (8) of section 145, a person is in breach of a breach of condition notice they may, provided that the conditions mentioned in subsection (7) are satisfied, serve on him a fixed penalty notice as respects that breach.

(2) The fixed penalty notice is to specify—

(a) the step specified, under subsection (5) of section 145, in the breach of condition notice which has not been taken, or

(b) the activity so specified which has not ceased.

(3) It is not competent to serve more than one fixed penalty notice in relation to a particular step or activity.

(4) For the purposes of this section, a “fixed penalty notice” is a notice offering the person the opportunity of discharging, by paying to the planning authority, within the period of 30 days which immediately follows the day on which that notice is served, a penalty of an amount (being a prescribed amount) specified in that notice, any liability to conviction for an offence under section 145(9) as respects the breach of the breach of condition notice.

(5) But if payment is made within the first 15 days of the period mentioned in subsection (4) the amount payable is reduced by 25%.

(6) The fixed penalty notice is to identify the period mentioned in subsection (4) and is also to state that if payment is made within the first 15 days of that period the amount payable is reduced by 25%.

(7) The conditions are that the fixed penalty notice—

(a) is served within the period of 6 months which immediately follows the period allowed by section 145(7) for compliance with the breach of condition notice, and

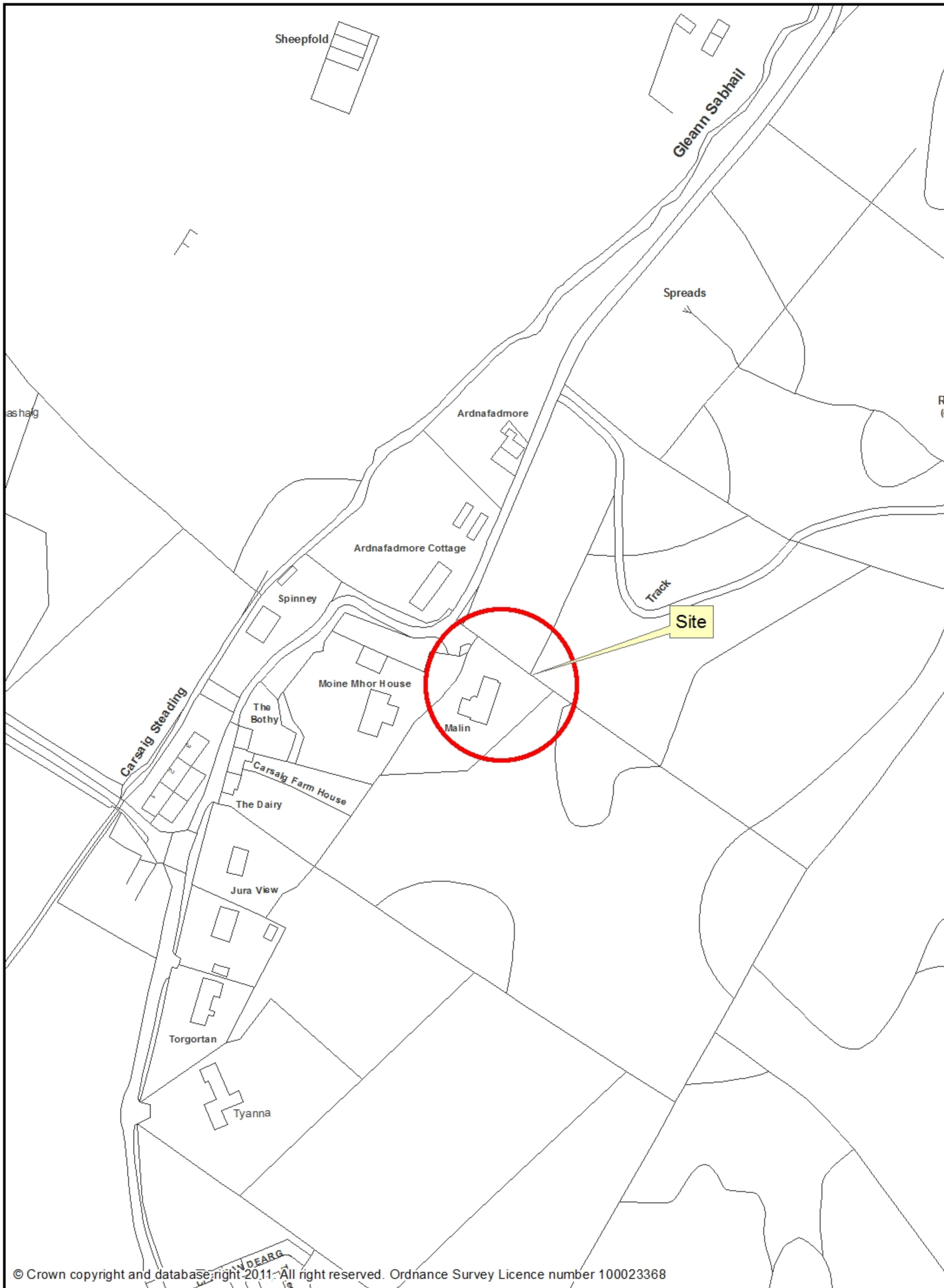
(b) is not served after the person has been charged with an offence under section 145(9) as respects the breach of the breach of condition notice.

(8) During the period mentioned in subsection (4) it is not competent to commence proceedings against the person for an offence under section 145(9) as respects that breach.

(9) If the amount (or as the case may be the reduced amount) is timeously paid it is not competent to commence proceedings against the person for an offence under section 145(9) as respects that breach.

(10) A penalty received by a planning authority by virtue of subsection (4) is to accrue to that authority.

(11) In prescribing an amount for the purposes of subsection (4), the Scottish Ministers may make different provision for different cases or for different classes of case.



**Land South of Ardnafadmore Cottage,
Tayvallich**

0 12.5 25 50 75 100 125 Meters

