

## Stoke-on-Trent City Council

### Register of Enforcement, Stop and Breach of Condition Notices

<b>Type of Notice:</b>	Section 215 Notice
<b>Ward:</b>	Burslem Central
<b>Case Reference:</b>	ENF/15/085
<b>Notice Reference:</b>	766
<b>Location:</b>	Middleport Working Mens Club, 119 Newport Lane, Burslem, Stoke-on-Trent, ST6 3NP
<b>Breach of Planning Control:</b>	Untidy land/buildings.
<b>Date of Issue:</b>	14 November 2016
<b>Date of Service:</b>	24 November 2016
<b>Date Notice takes effect:</b>	23 December 2016
<b>Date for Compliance:</b>	23 March 2017
<b>Date Notice Complied with:</b>	

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#### Requirements of the Notice:

- 1 Remove all broken glass and existing boarding from the existing windows. Externally board up all window and door openings using 12mm thick external grade plywood sheets. Each board is to have three 18mm diameter holes cut in at high level to allow ventilation and the external face is to be painted black.
  - 2 All existing painted surfaces and window surrounds on the north and western elevation, and also the southern elevation wall, are to be repainted in a cream colour.
  - 3 Repair the roof to exactly match the pitch, design and roofing materials of the existing roof.
  - 4 Gutters and rainwater goods to be checked and repaired if necessary to a condition which makes them operational.
  - 5 Remove from the land all vegetation and earth mounds located on the car park area.
  - 6 Secure the site, particularly along the east and west boundaries, with 2.4 metre high solid wooden hoarding, painted black.
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#### Appeals

**Date of Appeal:**

**Date of Decision:**

**Appeal Decision:**

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**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)**

**SECTION 215 NOTICE**

**SERVED BY: Stoke-on-Trent City Council**

**To:** Company Secretary  
Rapiddream Limited  
Rhyl Sports & Social Club  
98 Wellington Road  
Rhyl  
Denbighshire  
LL18 1LH

**1. THE NOTICE**

The Council has served this notice under Section 215 of the above Act because the condition of the land, as described below, is adversely affecting the amenity of the area.

**2. THE LAND TO WHICH THE NOTICE RELATES**

Land at Middleport Working Mens Club, 119 Newport Lane, Burslem, Stoke-on-Trent, ST6 3NP, shown edged red on the attached plan.

**3. WHAT YOU ARE REQUIRED TO DO**

The Council requires the following steps to be taken in order to remedy the condition of the land:

- 1 Remove all broken glass and existing boarding from the existing windows. Externally board up all window and door openings using 12mm thick external grade plywood sheets. Each board is to have three 18mm diameter holes cut in at high level to allow ventilation and the external face is to be painted black.
- 2 All existing painted surfaces and window surrounds on the north and western elevation, and also the southern elevation wall, are to be repainted in a cream colour.
- 3 Repair the roof to exactly match the pitch, design and roofing materials of the existing roof.
- 4 Gutters and rainwater goods to be checked and repaired if necessary to a condition which makes them operational.
- 5 Remove from the land all vegetation and earth mounds located on the car park area.

- 6 Secure the site, particularly along the east and west boundaries, with 2.4 metre high solid wooden hoarding, painted black.

#### **TIME FOR COMPLIANCE**

Within 3 months, beginning with the day on which this notice takes effect.

#### **4. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 23rd December 2016.

**Signed:**



Stephen Bate  
Senior Planning Officer (Enforcement)  
On behalf of Stoke-on-Trent City Council

**Dated:**

14th November 2016.

## **PENALTY FOR NON-COMPLIANCE**

If you do not comply with the requirements of this Notice within the period specified, you will be guilty of an offence and the Council may prosecute you. This could result in a fine.

## **RIGHT OF APPEAL**

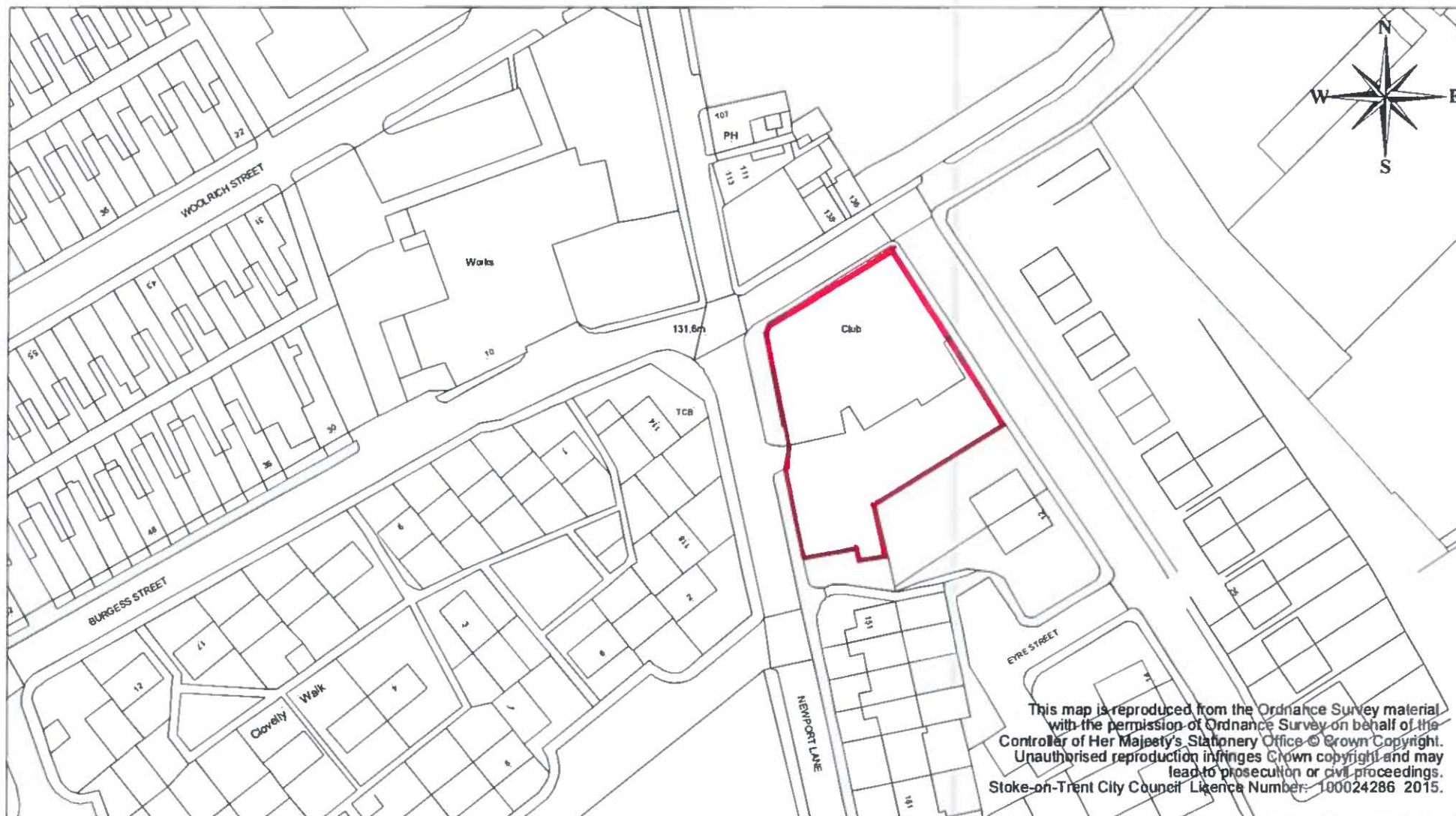
You have a right of appeal to the Magistrates' Court against this Notice. Any appeal must be made **before the Notice takes effect**. You can appeal on any of the following grounds:

- a) 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, or of any adjoining area;
- b) 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 III;
- c) 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, or of any adjoining area;
- d) that the period specified in the notice as the period within which any steps required by the notice are to be taken falls short of what should reasonably be allowed.

## **WORKS IN DEFAULT**

If you do not comply with the requirements of this Notice within the period specified, the Council may:

- i) Enter the land and carry out the requirements of this Notice; and
- ii) Recover from the owner of the land any expenses reasonably incurred in carrying out the works.



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Stoke on Trent City Council  
Civic Centre  
Glebe Street  
Stoke on Trent ST4 1HP  
UK  
Tel : +44 (0)1782 232880  
E-mail: GIS@Stoke.Gov.UK

Scale Scale: 1:1000

Date 16 Dec 2015

Drawn By

Drawing Ref

Revision