

Report

Report to:	Clydesdale Area Committee
Date of Meeting:	26 September 2006
Report by:	Executive Director (Enterprise Resources)

Subject:	Enforcement Action - Deterioration of Property at 142 Main Street, Carnwath
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ request approval from the Council for a notice under Section 179 of the Town & Country Planning (Scotland) Act 1997 to be served on Candleberry Ltd.

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that authority be granted for a notice under Section 179 to be served on Candleberry Ltd to improve the appearance of the property at 142 Main Street, Carnwath. The notice would come into effect within one month of the date of service and a period of one month should be allowed for compliance with the notice.

3 Background

- 3.1 The report relates to the site of a former joiner's workshop at 142 Main Street, Carnwath. Planning consent was granted for a change of use and redevelopment on 25 January 2005 to form seven dwellinghouses. To date no works have commenced on site in respect of this development. On 11 November 2005 a letter was forwarded to the owner expressing concerns regarding the condition of the property and its impact on the amenity of the surrounding area and its effect on Carnwath Conservation Area within which it is located. On 20 November a reply was received confirming that works would commence on site January/February 2006. A further letter was forwarded to the developer on 31 January 2006 but, despite this assurance, works did not commence.
- 3.2 On 3 March 2006 a number of concerned residents of Carnwath forwarded a letter to the Leader of the Council and Karen Gillon MSP expressing concerns regarding the condition of this property. The site was inspected by the Building Standards Services Manager and at this time the building was not considered to be in a dangerous condition.
- 3.3 Nevertheless, further letters were forwarded to Candleberry Ltd on 16 May and 12 July 2006 regarding this matter but to date no works have commenced on site to improve the appearance of this property.

3.4 In planning terms, the existing condition of the property at this prominent location within Carnwath Conservation Area is unacceptable due to the detrimental impact on the amenity of the surrounding area. It is, therefore, considered appropriate to serve a notice under Section 179 to ensure that remedial works commence to improve the appearance of this property and the surrounding area.

4 Employee Implications

4.1 There are no employee implications.

5 Financial Implications

5.1 Staff costs in preparing and submitting Council's case.

6 Other Implications

6.1 None.

7 Consultations

7.1 None required.

Iain Urquhart
Executive Director (Enterprise Resources)

8 September 2006

Link(s) to Council Objectives

? Living in the Community

Previous References

? None

List of Background Papers

? None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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