



**Hinckley & Bosworth
Borough Council**

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

**NOTICE UNDER SECTION 215 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS TO
LAND ADVERSELY AFFECTING THE AMENITY OF THE AREA**

SERVED BY HINCKLEY AND BOSWORTH BOROUGH COUNCIL (the "Council")

To:

Mr Zak Toomassi, 98 Stamford Street, Ratby, Leicester, Leicestershire, LE6 0JS

The Company Secretary, Templeman-Williams Investments Limited, Suite 2, Rosehill, 165
Lutterworth Road, Blaby, Leicester LE8 4DY

The Owners/The Occupiers of Land at 98 Stamford Street, Ratby, Leicester, Leicestershire, LE6
0JS

1. THE NOTICE

This notice is served by the Council under S215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND TO WHICH THE NOTICE RELATES

The land known as 98 Stamford Street, Ratby, Leicester, Leicestershire, LE6 0JS (Hereafter referred to as "The Land" shown edged red on the attached Plan).

3. WHAT YOU ARE REQUIRED TO DO

The Council requires the following steps to be taken for remedying the condition of the Land:

- 1) Clear the Land of all overgrown vegetation and waste (as shown in site photos A, B & C attached to this notice) making sure that the Land is suitably secured with heras fencing or similar not exceeding 2 meters in height from existing ground level.
- 2) All items, materials and general waste removed from the Land to be disposed of to an authorised place of disposal.

Enforcement reference: 23/00222/S215S

4. TIME FOR COMPLIANCE

Steps 1) and 2) above to be complied with in full within one month on which this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on the 20 June 2024.

Date issued: 22 May 2024

Signed:



Authorised Officer

On behalf of:
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Nominated Officer: Christine Zacharia, Team Leader Planning Enforcement
Email: christine.zacharia@hinckley-bosworth.gov.uk

Enforcement reference: 23/00222/S215S

The Plan– Land at 98 Stamford Street, Ratby, Leicester, Leicestershire, LE6 0JS.



Site Photo A



Enforcement reference: 23/00222/S215S

Site Photo B



Site Photo C



The following is an extract from the relevant Section of the Town and Country Planning Act 1990 (as amended)

**RIGHT OF APPEAL AGAINST SECTION 215 NOTICE
SECTIONS 217-218 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

217—(1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal against the notice 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 in which any steps required by the notice are to be taken falls short of what should reasonably be allowed.

(2) Any appeal under this section shall be made to the Magistrates Court acting for the petty sessions in which the land in question is situated.

(3) Where such an appeal is brought, the notice to which it relates shall be of no effect pending the final determination or withdrawal of the appeal.

(4) On such an appeal the Magistrates Court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.

(5) On the determination of such an appeal the Magistrates Court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.

(6) Where any person has appealed to a Magistrates Court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed. 218 — Where an appeal has been brought under section 217, an appeal against the decision of the Magistrates Court on that appeal may be brought to the Crown Court by the appellant or by the local planning authority who served the notice in question under section 215.