

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY



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

SECTION 215 NOTICE

ISSUED BY: Buckinghamshire Council ("the Council")

To: The Owner of 80 High Street, Iver, Buckinghamshire, SL0 9PJ.

- 1. THIS NOTICE** is served by the Council under Section 215 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. The Annex at the end of the Notice contains important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 80 High Street, Iver, Buckinghamshire, SL0 9PJ as shown edged by a thick black line on the attached plan ("the Land").

3. WHAT YOU ARE REQUIRED TO DO

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

1. Permanently remove from the eastern side of the Land facing onto the junction with High Street and Bangors Road South all rubbish and waste materials (including but not limited to building rubble; other building waste and rubbish; cardboard; plastic bags; other plastic items; pallets; timber boards; and other timber items).
2. Permanently remove all debris from the Land that comes as a result from complying with step 1 of this notice.


4. TIME FOR COMPLIANCE

The steps outlined in paragraph 3 above must be complied with in full within **ONE (1)** month of the date on which this Notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 22 November 2024, unless an appeal is made against it prior to that date.

Dated: 15 October 2024

Signed: 

Stephanie Penney
Planning Enforcement Team Leader
On behalf of Buckinghamshire Council
Council Offices,
Queen Victoria Road,
High Wycombe,
Buckinghamshire,
HP11 1BB

Council Reference Number: ES/24/00483/S215
Enquiries to Stephanie Penney
Email: planningenforcement@buckinghamshire.gov.uk

LIST OF THOSE SERVED WITH A COPY OF THE S215 NOTICE

1. Company Secretary/Clerk of UK Property Futures Limited of 157 Torbay Road, Harrow, England, HA2 9QF.
2. Company Secretary/Clerk of UK Property Futures Limited of 18 Farthings Close, Pinner, HA5 2QR.
3. The Occupier of 80 High Street, Iver, Buckinghamshire, SL0 9PJ.
4. The Owner of 80 High Street, Iver, Buckinghamshire, SL0 9PJ.

Location Plan



Photograph



ANNEX

Attached to this notice are copies of section 215 to 219 (inclusive) of the Town and Country Planning Act 1990, as amended ("1990 Act"), which sets out the law applicable to this notice.

RIGHT OF APPEAL AGAINST SECTION 215 NOTICE

You can appeal against this notice to the Magistrates' Court provided you do so before the notice takes effect.

Section 217 of the 1990 Act sets out the grounds on which you can appeal. If you wish to appeal, you should do so in writing addressed to the Clerk of the Magistrates' Court at High Wycombe Magistrates' Court. A fee may be payable.

If you do not appeal against this notice, it will take effect and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the notice.

Failure to comply with the notice can result in prosecution or remedial action by the Council to give effect to its requirements, in which case the Council may recover its costs from you.

SECTIONS 215 - 219

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Section 215 - Power to require proper maintenance of land

- (1) If it appears to the local planning authority that the amenity of a part of their area, or of an adjoining area, is adversely affected by the condition of land in their area, they may serve on the owner and occupier of the land a notice under this section.
- (2) The notice shall require such steps for remedying the condition of the land as may be specified in the notice to be taken within such period as may be so specified.
- (3) Subject to the following provisions of this Chapter, the notice shall take effect at the end of such period as may be specified in the notice.
- (4) That period shall not be less than 28 days after the service of the notice.

Section 216 – Penalty for non-compliance with s.215 notice

- (1) The provisions of this section shall have effect where a notice has been served under section 215.
- (2) If any owner or occupier of the land on whom the notice was served fails to take steps required by the notice within the period specified in it for compliance with it, he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

- (3) Where proceedings have been brought under subsection 92) against a person as the owner of the land and he has, at some time before the end of the compliance period, ceased to be owner of the land, if he – (a) Duly lays information to that effect, and
- (b) Gives the prosecution not less than three clear days' notice of his intention, he shall be entitled to have the person who then became the owner of the land brought before the court in the proceedings.
- (4) Where proceedings have been brought under subsection (2) against a person as the occupier of the land and he has, at some time before the end of the compliance period, ceased to be the occupier of the land, if he – (a) Duly lays information to the effect, and
- (b) Gives the prosecution not less than three clear days' notice of his intention, he shall be entitled to have brought before the court in the proceedings the person who then became the occupier of the land or, if nobody then became the occupier, the person who is the owner at the date of the notice.
- (5) Where in such proceedings –
- (a) it has been proved that any steps required by the notice under section 215 have not been taken within the compliance period, and
- (b) the original defendant proves that the failure to take those steps was attributable, in whole or in part, to the default of a person specified in a notice under subsection (3) or (4) – then
- (i) that person may be convicted of the offence; and
- (ii) if the original defendant also provides that he took all reasonable steps to ensure compliance with the notice, he shall be acquitted of the offence.
- (6) If, after a person has been convicted under the previous provisions of this section, he does not as soon as practicable to everything in his power to secure compliance with the notice, he shall be guilty of a further offence and liable on summary conviction to a fine not exceeding one tenth of level 3 on the standard scale for each day following his First conviction on which any of the requirements of the notice remain unfulfilled.
- (7) Any reference in this section to the compliance period, in relation to a notice, is a reference to the period specified in the notice for compliance with it or such extended period as the local planning authority who served the notice may allow for compliance.

Section 217 – Appeal to magistrates' court against s.215 notice

- (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 within 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 -
- (a) In the case of a notice relating to land in Wales, to the Welsh Ministers;
 - (b) In the case of a notice relating to land in England, to a magistrates' court.
- (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.

Section 218 – Further appeal to the Crown Court

- (1) 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.

Section 219 – Execution and cost of works required by s.215 notice

- (1) If, within the period specified in a notice under section 215 in accordance with subsection (2) of that section, or within such extended period as the local planning authority who served the notice may allow, any steps required by the notice to be taken have not been taken, the local planning authority who served the notice may—
- (a) enter the land and take those steps, and
 - (b) recover from the person who is then the owner of the land any expenses reasonably incurred by them in doing so.
- (2) Where a notice has been served under section 215—
- (a) any expenses incurred by the owner or occupier of any land for the purpose of complying with the notice, and
 - (b) any sums paid by the owner of any land under subsection (1) in respect of expenses incurred by the local planning authority in taking steps required by such a notice,
- shall be deemed to be incurred or paid for the use and at the request of the person who caused or permitted the land to come to be in the condition in which it was when the notice was served.
- (3) Regulations made under this Act may provide that—

- (a) section 276 of the Public Health Act 1936 (power of local authorities to sell materials removed in executing works under that Act subject to accounting for the proceeds of sale);
 - (b) section 289 of that Act (power to require the occupier of any premises to permit works to be executed by the owner of the premises); or
 - (c) section 294 of that Act (limit on liability of persons holding premises as agents or trustees in respect of the expenses recoverable under that Act),
- shall apply, subject to such adaptations and modifications as may be specified in the regulations, in relation to any steps required to be taken by a notice under section 215.
- (4) Regulations under subsection (3) applying section 289 of the Public Health Act 1936 may include adaptations and modifications for the purpose of giving the owner of land to which a notice under section 215 relates the right, as against all other persons interested in the land, to comply with the requirements of the enforcement notice.
 - (5) Regulations under subsection (3) may also provide for the charging on the land of any expenses recoverable by a local authority under subsection (1)

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