



**BOROUGH OF
BROXBOURNE**
www.broxbourne.gov.uk

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

SECTION 215 NOTICE

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended)**

Served by: Broxbourne Borough Council ("the Council")

To: Imaan Properties UK Limited (Co. Regn. No.06408881) of 146 The
Broadway Uxbridge Road, West Ealing, London, W13 0TL

1. **THE NOTICE** is served by the Council under the Section 215 of the above Act because it appears to it 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 **Creasy Hall site, also known as Land lying to west of Raglan Avenue, Waltham Cross, Hertfordshire**, shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO

The Council requires the following steps to be taken to remediate the condition of the land:

- (i) Clear from the site, to an authorised place of disposal, all existing fencing and hoarding; all rubbish, debris and fly-tip material; and
- (ii) Clear the site of all vegetation.

4. TIME FOR COMPLIANCE

The above is to be complied with in full within **1 month** of the date on which this Notice takes effect.

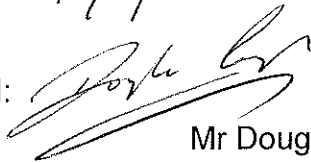
5. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **18th June 2018**.

Dated:

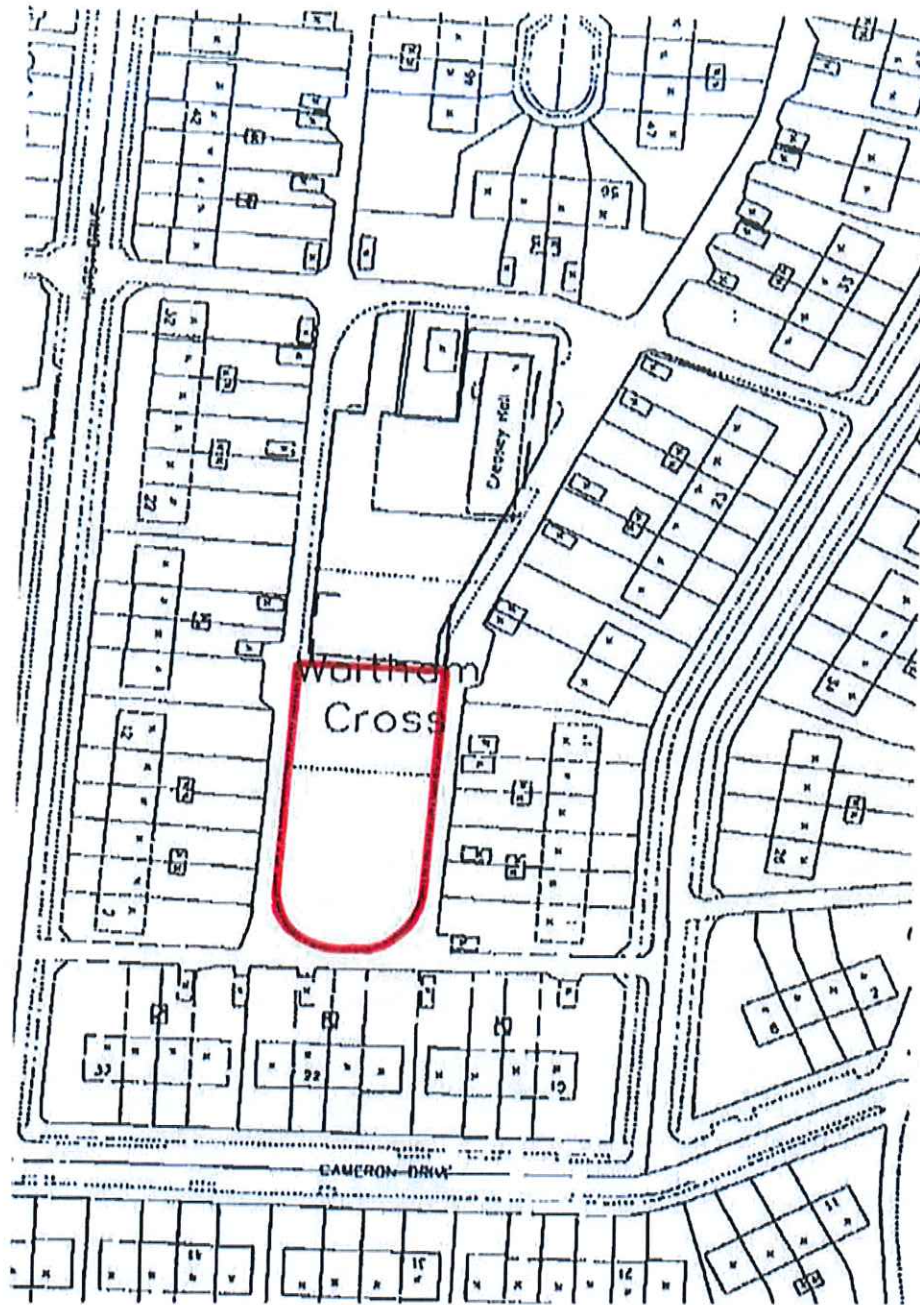
18/5/18

Signed:



Mr Douglas C Cooper
Head of Planning and Development

On behalf of: Borough of Broxbourne
Bishops College
Churchgate
Cheshunt
Hertfordshire
EN8 9XB



**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 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 to a Magistrates Court acting for the petty sessions area 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.