

# NORTHUMBERLAND

## Northumberland County Council

Development Management Team · County Hall · Morpeth · NE61 2EF

Telephone: 0345 600 6400 Website: [www.northumberland.gov.uk](http://www.northumberland.gov.uk)

Our Ref: LO/ENF/15/00581

Your Ref:

Contact: Liz O'Brien

Direct Line: (01670) 622705

E-mail: [liz.obrien@northumberland.gov.uk](mailto:liz.obrien@northumberland.gov.uk)

Date: 11 May 2017

Dear

**Anti-social Behaviour, Crime and Policing Act 2014  
Community Protection Warning  
Condition of land and building at Park Lodge, Felton**

Further to the above matter and to previous requests for you to improve the state and untidy condition of the land at **Park Lodge, Felton**, a recent inspection of the locality has confirmed that this has not been done.

I consider that the condition of the land and the failure to keep it in a suitably tidy and orderly state amounts to conduct which is having a detrimental effect, of a persistent or continuing nature, on the quality of life of those in the locality and that such conduct is unreasonable.

Please find enclosed by way of service upon you a **Written Warning** of my intention to serve a **Community Protection Notice** upon you if these matters are not satisfactorily dealt with.

A Warning in the same terms has also been issued to the joint owner of the land, Josephine Anne Hall.

The Council are now reviewing all of its enforcement options with regard to this matter which may include not only the Community Protection Notice referred to above, but also service of a revised Notice under section 215 of the Town and Country Planning Act 1990.

Please read the enclosed Written Warning carefully, which sets out what you must do; the period within which such steps must be taken; and what will happen if you do not comply with the Warning.

Your assistance in this matter is appreciated and should you require any further information or have any queries regarding the enclosed Written Warning, please do not hesitate to contact me to discuss further.

Yours sincerely

*Liz O'Brien*

Mrs Liz O'Brien AssocRTPI  
Planning Enforcement Officer  
Development Management Team





Northumberland County Council

## Written Warning

of

**Intention to issue a Community Protection Notice**

**Anti-social Behaviour, Crime and Policing Act 2014**

**Section 43(5)**

To:

of:

1 **Northumberland County Council** ("the Council") whose principal office is at County Hall, Morpeth, Northumberland, NE61 2EF is the local authority for the purposes of section 53 of the Anti-social Behaviour, Crime and Policing Act 2014 ("the Act").

2 You are one of the joint owners of the premises of **Park Lodge, Felton, Morpeth Northumberland** ("the Premises").

3 The Council is satisfied on reasonable grounds that you are responsible for conduct which is having a detrimental effect, of a persistent or continuing nature, on the quality of life of those in the locality and that such conduct is unreasonable.

4 Such conduct is causing, allowing or tolerating the external areas of the Premises as shown edged red on the plan annexed to this Notice to fall into an unacceptably untidy and overgrown condition thereby adversely affecting the quality of life of those in the locality.

5 **The Council requires you to:**

5.1 cut back any overgrown vegetation and thereafter keep the same in a well maintained condition;

5.2 arrange for the removal of all waste materials deposited, kept or strewn about the external areas of the Premises (including, but not limited to, building materials, household waste, garden waste, etc.) and arrange for their proper disposal at an authorised waste disposal site, details for which may be found at this link:

<http://www.northumberland.gov.uk/Waste/Tip.aspx>

5.3 store or keep any building materials to be retained on the land for use in the restoration of the Premises in an orderly and well managed condition such that they will not be unsightly or significantly detrimental to the visual appearance of the locality

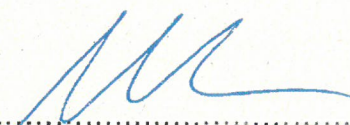
so as to reduce the detrimental effect described in paragraph 3 or to reduce the risk of its continuance or recurrence.

6 The Council considers that a period of **28 days** from the date of service of this written warning is sufficient to comply with the requirements of paragraph 4 above.



- 7 The Council now gives you written warning in accordance with section 43(5) of the Act that if you fail to comply with this Written Warning, the Council will issue you with a **Community Protection Notice** ("CPN").
- 8 A CPN is a Notice which may impose any of the following requirements upon you:
- a requirement to stop doing specified things;
  - a requirement to do specified things;
  - a requirement to take reasonable steps to achieve specified results
- 9 Failure to comply with the requirements of a CPN is an offence for which you may be prosecuted or, alternatively, in respect of which you may be given a Fixed Penalty Notice by way of an opportunity of discharging any liability to conviction and, in the event of any such failure, the following steps may also be taken:
- The Council may take remedial action itself to ensure that the CPN is complied with;
  - The Court (upon conviction of an offence of failing to comply with a CPN) may make a Remedial Order, being such Order as the court thinks appropriate for ensuring that the CPN is complied with;
  - The Court (upon conviction of an offence of failing to comply with a CPN) may order the forfeiture of any item that was used in the commission of such offence; or
  - A Justice of the Peace, if satisfied that there has been a breach of the CPN, may issue a warrant authorising entry upon premises and seizure of any item believed to have been used in the commission of such offence.
- 10 This written warning is issued on the date given below.

Signed on behalf of the Council: .....

  
Mark Ketley  
Head of Planning Services  
Development Management  
Northumberland County Council

Dated: 11 May 2017



HM Land Registry  
Official copy of  
title plan

Title number ND121280  
Ordnance Survey map reference NU1800SW  
Scale 1:1250 enlarged from 1:2500  
Administrative area Northumberland



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