

[REDACTED]
Sent: Wed, 3 Feb 2021 13:03:32 +0000
To: Development Control
Subject: FW: 75-77 cholmley St, flats 1 to 7.
Attachments: Application Form.pdf

Can you make this up into a CONDET please?

John Wright MRTPI
Principal Development Management Officer
Economic Development and Regeneration
Hull City Council



From: [REDACTED]
Sent: 01 February 2021 12:07

[REDACTED]
Subject: Re: 75-77 cholmley St, flats 1 to 7.

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Hi.

For clarity find specific drawings attached of the proposed bin location.

We wish the bins to be sited within our red line boundary provided in our planning app for the site.

Unfortunately due to years of abuse by the occupants in the vicinity using the site as a dumping ground, both when the site was derelict and after conversion.

The local residents appear to be unable to break the vicious cycle of using the rear of the property as a flytipping point.

For over a decade and long before we purchased the site and well before Romanians were allowed in the UK, the site has been used as a dumping ground/drug den/arsonists dream location by the local English residents.

We purchased the property a number of years ago and whilst we were obtaining the necessary consents to transform the derelict dumping ground in to an attractive site (I think we succeed, even if I do say so myself) the problems with flytipping continued.

We have on numerous occasions cleared and secured the site, unfortunately you can't educate the savages that live locally on how to use a bin or dispose of rubbish correctly.

When we initially converted the site we attempted to store the bins at the rear of the property, however the locals did not appreciate us improving the street scene, instead they decided to carry on with their filthy habits of fly tipping.

We attempted to work with love my street, but as they and the council refused to put no fly tipping signs up or CCTV, the site continued to be used as a local dumping ground.

We then relocated the bins to the front of the property and to date have had no reported issues of fly tipping to the rear.

Yes I know the occupants of the property are leaving extra bagged waste out, but this is not bin location specific.

This is due to NO BLUE BINS at the property and 1 black bin per flat is insufficient for a family in lockdown to deal with 2 weeks of rubbish.

The local residents from the word go and especially during lockdown have also started to dump waste by the properties bins, we have had numerous alterations with the occupants of 70 and 72, over them purposefully dumping waste at our property, we have provided the council with video evidence admitting to this, however the council refused to take action.

Most recently the property has been blighted by the English Gypsies that occupy the yard adjacent to our property.

The old owner Norris was OK and kept the site tidy, he caused no issues and our land to the front/side was used to store the bins and for his access.

However recently he sold the land to Gypsy Joe, he rented it to some criminals running a chop shop and illegal waste collection service, when they didn't pay the rent he chucked them out, in turn they dumped 10+tons of waste outside our property...obviously as usual we got the blame for it.

Luckily one of our staff witnessed this and assisted Mark Cornell with his enquiries.

The yard has now been relet to more Gypsies, that have dumped a trailer full of waste in our bin spot, they refuse to move it, its missing a wheel so our tenants can't push it out of the way, so at present the bins are on the pavement.

We have asked Gypsy Joe to move it, only to be met with a torrent of abuse and threats of damage to our properties (windows smashed) threats of physical violence to us and the occupants along with threats of more flytipping outside our property and tipping our bins in the road etc. etc.

The council seem unwilling to tackle all the issues at this site, simply blaming the Romanians tenants and putting the pressure on us to resolve the issues.

We and our tenants are happy to store the bins to the front/side of the building, they are happy to recycle and would like 7 blue bins to go with the black ones, thus providing adequate refuse space, however they can't control contamination by passer by, both accidentally and deliberately.

I have repeatedly provided bin notices for waste management in ALL languages.

Our tenancy agreements have specific clauses in relation to bins and additional waste removal.

The communal areas of the flats display bin notices.

We are doing everything possible to resolve the issues and we feel if the external issues from hostile and racist neighbours was dealt with, we could 100% tackle the issue of tenant education in relation to there responsibilities.

But it's a never ending vicious cycle or blatant locals abusing the property and the occupants.

We have has neighbours blatantly throw waste at our tenants windows, rubbish at the front door and in the gardens

The locals have kicked the fence down and smashed the backdoors of the property bursting in on the occupants and threatened them with axes. All logged with Humberside Police.

Yet no one is willing to address any of this.

Yet everyone is quick to blame the occupants just because they are foreign, well sorry but as previously stated this problem has been going on for over a decade.

For the last 4 or 5 years we have assisted the council in every step in relation to issues at the property and whilst I admit my tenants are not perfect, they are only a small part of the problem.


This block was blighted by the locals long before we brought it, long before we converted it and long before Romanians were allowed in the UK.

We have repeatedly asked the council for assistance on the wider issues with the community as a whole, only to be ignored.

So can you take the above into account and provide some assistance.

If we do not receive any assistance or guidance our only action and resort would be to seek legal remedy. This is something we wish to avoid but will undertake to protect both ourselves and our property and its occupants.

Thanks.

On Wed, 27 Jan 2021, 14:50 Johnson Vicky, 

Good afternoon Samantha,

As the appropriate fee and application form were not submitted the condition cannot formally be considered for discharge.

However, you have not provided details of an enclosure/store for the bins, only their proposed location. John has indicated that the location you have proposed may only be acceptable with an adequate enclosure/store to secure the bins. This is also a requirement of the condition.

I should stress that we are now in a position to serve a formal Notice in respect of this and thus the matter requires your urgent attention in order to avoid this.

The condition discharge application form is attached to this email. Please ensure that a map showing the location of the proposed bin storage area and drawings/details of the proposed store/enclosure are submitted by Monday morning along with the appropriate fee. The fee for such an application is £116. This can be paid over the phone by calling 01482 612345.

Should we not receive the required details by this time a Notice will be served without delay.

Once the condition is discharged the agreed store and location should be installed and implemented within 7 days. Failure to do so will also result in the service of the Notice.

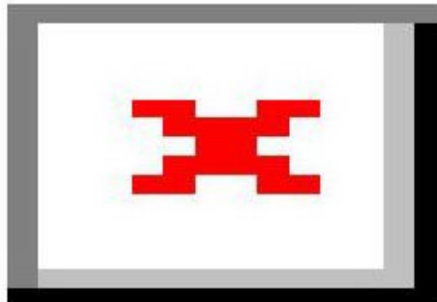
I trust this is all the information you need however please let me know if you have any queries with regards to submitting the required details.

Regards

Vicky Johnson MA
Senior Planning Enforcement Officer



Hull. HU1 2AA



From: [Redacted]

Sent: 17 December 2020 15:38



Subject: Re: 75-77 cholmley St, flats 1 to 7.

Caution - This email was sent from **outside of our organisation**. Do not click on any links, preview or open any attachments, or provide any log-in details unless you recognise the sender and know the content is safe.

Hi John.

Can you send the necessary form for formalising the bin storage condition at 75/77 apartments 1 to 7 cholmley St, hull.

I have designated the front side garden, as per the picture below as the location for exact bin storage, as this is our private land and it is easily accessible for both the tenants and bin trucks as it fronts the main highway.

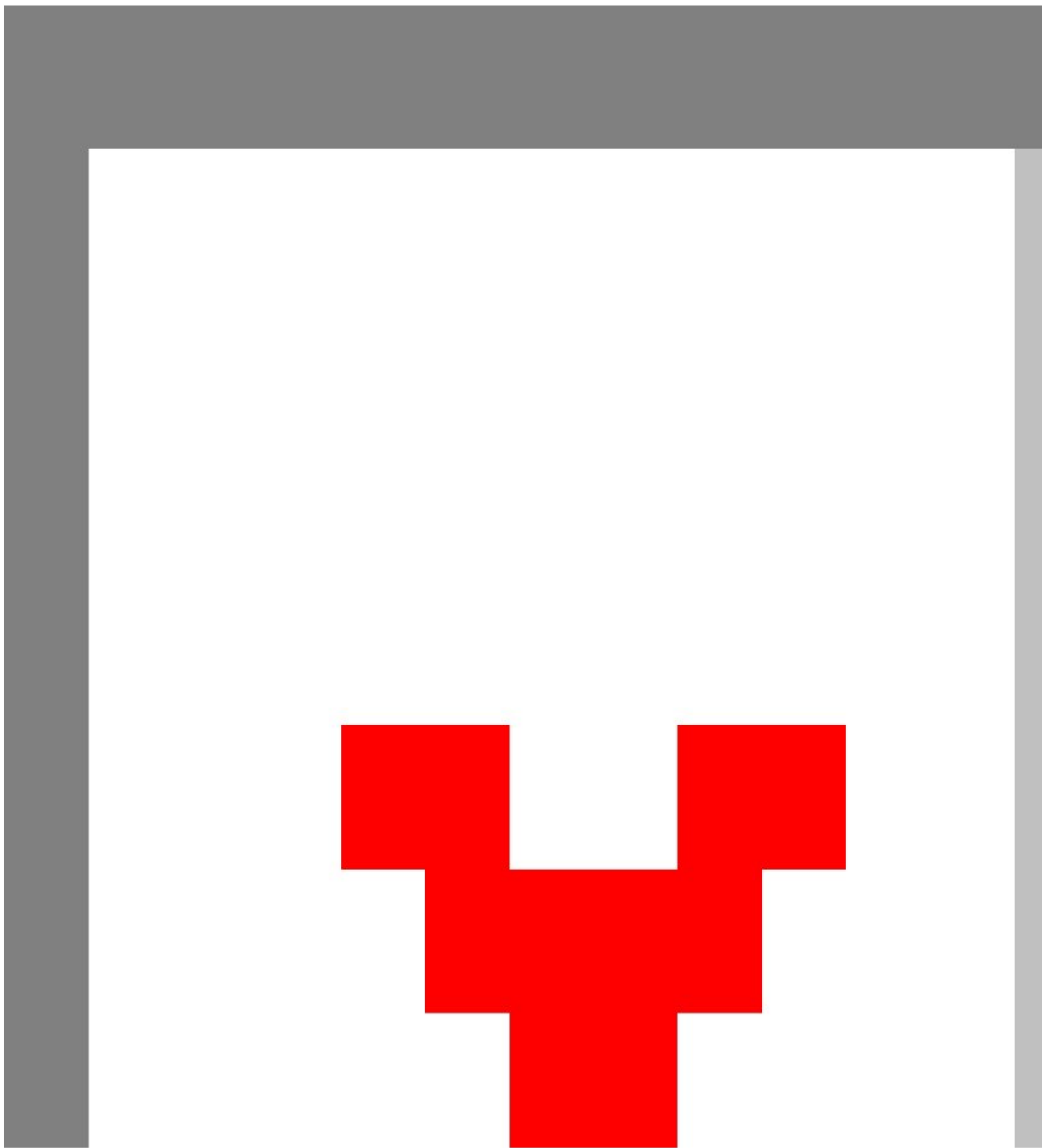
This is the only communal space available on site, it is an area approximately 20sqm, so more than sufficient for locating 14 standard Hull City Council 240l bins. However the council have only provided 7 black bins, no blue bins exist at the property due to contamination by members of the public /neighbours etc

Can you let me know if this location is acceptable and what steps/forms are required to formalise this arrangement.

Thanks Samantha



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From: [REDACTED]
Sent: Tuesday, 15 December 2020, 11:33
To: AT
Subject: Fwd: 75-77 cholmley St, flats 1 to 7.

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From: [REDACTED]
Sent: Tuesday, 15 December 2020, 11:14
[REDACTED]
Subject: RE: 75-77 cholmley St, flats 1 to 7.

Hi Samantha,

Thank you for responding and the information provided.

Whilst I appreciate difficulty of your situation with the occupants of the yard, this does not detract from the condition attached to the planning permission which has not been satisfied regarding the submission of details in respect of a refuse storage area. To rectify this you need to formally submit details of your refuse storage area to the planning officer for consideration. It will be up to the planning officer to determine whether the place and the way the bins are stored is acceptable. Once an area has been approved you will receive confirmation of this which you may show to anyone relevant to ensure

it remains in use. I have copied in the planning officer, John Wright, should you need any assistance with what details you need to supply.

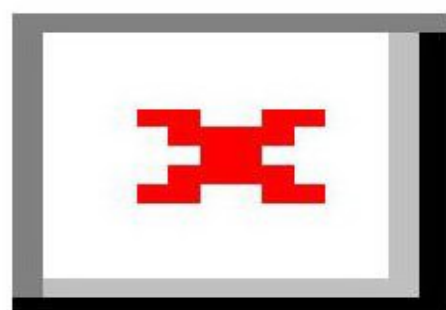
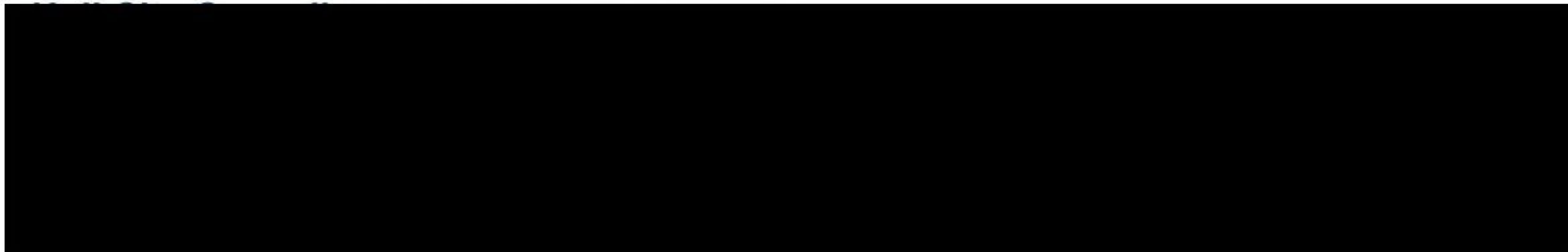
Unfortunately it is then the responsibility of the owners and occupants to ensure that the bins are stored as approved to avoid enforcement action. I cannot enforce this with the people who move the bins, nor can I prevent them from blocking its access, it is a private legal matter. It might be useful to contact the local policing team with regards to the trespass issue if you haven't already done so. They may be able to help all parties come to an understanding over the use and access over your land.

Please ensure details to comply with the condition are submitted to the planning office within the next 7 days. Should you fail to comply with this request a breach of condition notice will be served without delay. It is a criminal offence not to comply with such a notice and it is therefore important that you comply with the condition as soon as possible.

Mark are you able to provide an update on where you are with the fly tipping please?

Regards

Vicky Johnson MA
Senior Planning Enforcement Officer
Economic Development and Regeneration



From [REDACTED]

Sent: 14 December 2020 15:44

[REDACTED]

Caution - This email was sent from **outside of our organisation**. Do not click on any links, preview or open any attachments, or provide any log-in details unless you recognise the sender and know the content is safe.

Hi.

The property above has onsite/private bin storage in the location marked with the blue Cross on the attached photo.

The tenants are all told to keep bins in this location and notices within the building also advise this.

The tenants are happy to do this.

However the English gypsies that occupy the yard to the rear, like to unlawfully use our land as access to their site, from Cholmley St, despite them having their own private access to their yard from the street behind.

Due to the nature of their chop shop business, they do not like my tenants keeping the bins in this designated location as it restricts their unlawful access, as such they keep putting the bins on the pavement and harassing my tenants if they put them back in the correct location.

The council are already aware of their fly tipping activity. I do not know what Mark is doing about it, please ask him for an update.

If you visit the property you will see that the gypsies that use the yard, have installed a chain barrier and blocked off the designated bin area, with a trailer and a car, preventing my tenants from storing the bins in this location.

Please feel free to contact the yard occupants/owner to advise them that this is not their land and that whilst I am happy for them to use it as access, they are not to obstruct the area from my tenants proper use. As they have no rights of way and no right to store stuff in this location. And they certainly have no right to keep removing the bins to the public footpath.

I will again advise the occupants of the flats to store the bins in the designated area.

Thanks Samantha

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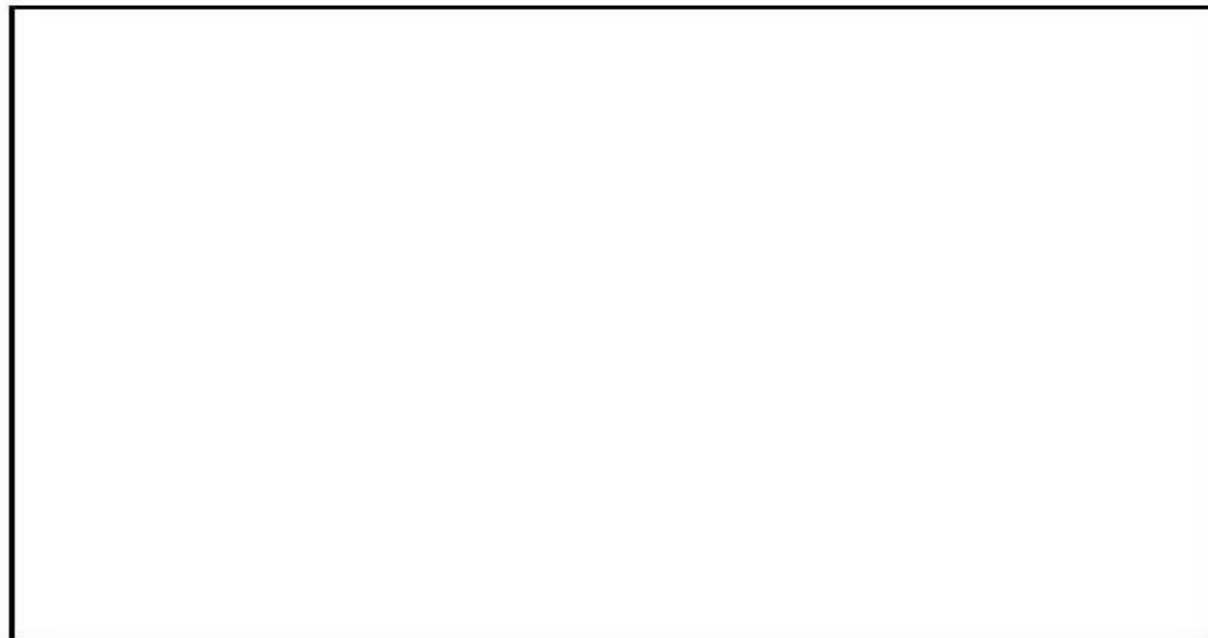


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