

Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00254/ENF
LOCATION:	Garage Adjacent 62 Fletcher Road, Beeston
PROPOSAL:	Demolition of Sectional Garages and Construction of New Garage

1. Purpose of Report

This report is brought before the Committee as an enforcement case.

2. Recommendation

The Committee is asked to RESOLVE that the matter be considered non-expedient and the case file closed.

3. Detail

- 3.1 In July 2025 it was brought to the Council’s attention that a pair of concrete sectional garages adjacent to number 62 Fletcher Road had been demolished and that a new structure was under construction. The garages and the parcel of land are not in the same ownership as number 62 and are in no way connected as far as we can ascertain. Nor are they in the same ownership as the adjacent building site.
- 3.2 Following communication with the land owner, a retrospective planning application was invited. Planning officers were of the view that an application to retain the newly constructed garages would likely receive officer support. However, no planning application has ever been submitted in an attempt to regularise the building.
- 3.3 It was concluded that no further action was expedient in this case and, in line with the Council’s Scheme of Delegation, the Chair, Vice Chair and ward members were consulted to this effect by email on 15 January 2026.
- 3.4 Councillor Bunn raised an objection to the case being closed on this basis, advising that she had received report from a local resident that the garage was being used in connection with storage of plant and materials for the adjacent building site on Fletcher Road. The garage is alleged to have been constructed by the same building contractors who are currently working on the adjacent building site. That fact is correct however, no evidence of the claim that is being used for storage in association with the adjacent site has been found or provided to date. If, however, evidence of this does come to light at a later date, the Council can consider enforcement action at that time.