

REGENERATION & DEVELOPMENT SERVICES

REPORT TO PLANNING AND HIGHWAYS COMMITTEE

28 JANUARY 2014

QUARTERLEY OVERVIEW OF ENFORCEMENT ACTIVITY

1. PURPOSE OF THE REPORT

- 1.1 This is the quarterly report to inform members of the work being undertaken by the Planning Enforcement Team. The period covered runs from 1st October 2013 to 31st December 2013.

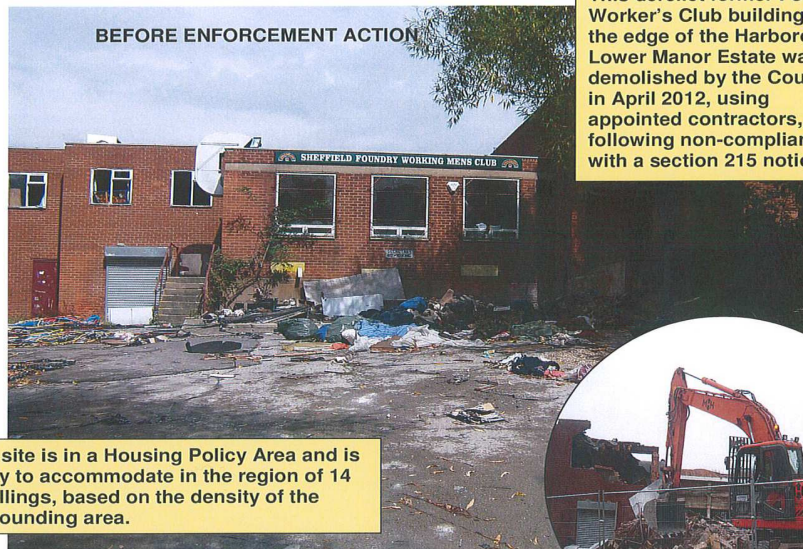
2. ACTIVITY DURING THE QUARTER

- 2.1 A total of 149 enforcement complaints were received, out of these 54% were concerned with unauthorised development and 19% were failure to comply with planning conditions or approved plans. The percentage of cases involving Section 215 untidy land/buildings was 7%, unauthorised advertisements were 13% and all other complaints were 9%.
- 2.2 The number of cases resolved within the target of 6 months was 57% of all the cases closed in the period. 37% of these cases have been either remedied or made acceptable.
- 2.3 The table below shows the number of Notices served and prosecutions carried out within this period and the previous two quarters and the period between 1st January 2013 to 31st December 2013: -

Notice type	Year to Dec 2013	Quarter 1 Apr – Jun 2013	Quarter 2 Jul – Sept 2013	Quarter 3 Oct – Dec 2013
Breach of Conditions	12	2	3	5
Discontinuance (adverts)	0	0	0	0
Enforcement	15	2	3	4
Stop	2	0	0	0
Temporary Stop	3	0	1	0
Section 215 (untidy land)	4	1	1	1
Section 225 (signs)	13	5	1	4
Total Notices Served	49	10	9	14
Prosecutions	4	0	2	0

- 2.4 The number of complaints received this quarter has decreased by 27% as compared with the last quarter. However, the numbers of formal Notices that have been served in this quarter has increased by almost 36%.
- 2.5 Resources from the Stuck Sites Programme (Local Growth Fund) has enabled the taking of action to clear derelict sites with housing potential. In some cases Section 215 powers have been used and subsequently direct action has been taken. One such derelict building on Beaumont Road has been demolished under direct action and is now going through the Enforced Sale Procedure. Planning Enforcement has worked jointly with Building Control in demolishing the building and with Forward Area Planning in preparing planning advice for any prospective buyers. The site will be auctioned in the next few weeks with a view to it being redeveloped as a housing site.

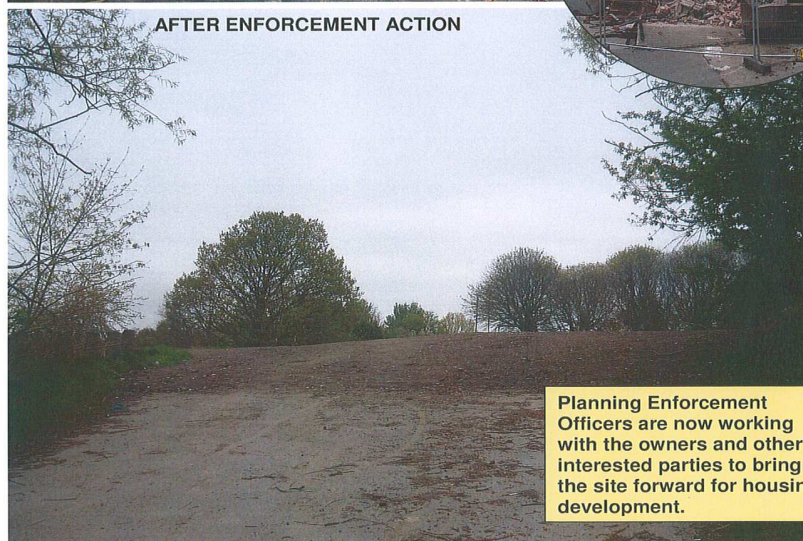
**THE STUCK SITES PROJECT: FORMER FOUNDRY WORKER'S CLUB
BEAUMONT ROAD NORTH, S2**



BEFORE ENFORCEMENT ACTION

This derelict former Foundry Worker's Club building on the edge of the Harborough Lower Manor Estate was demolished by the Council in April 2012, using appointed contractors, following non-compliance with a section 215 notice.

The site is in a Housing Policy Area and is likely to accommodate in the region of 14 dwellings, based on the density of the surrounding area.



AFTER ENFORCEMENT ACTION

Planning Enforcement Officers are now working with the owners and other interested parties to bring the site forward for housing development.

3. CONCLUSION

- 3.1 The six month service target has been met. The number of complaints remedied or made acceptable in the last six months has dropped slightly; however, the number of formal Notices that have been served in this period has increased significantly.

4. RECOMMENDATION

- 4.1 It is recommended that Members note the report.

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