

REGENERATION & DEVELOPMENT SERVICES

REPORT TO PLANNING AND HIGHWAYS COMMITTEE

10 FEBRUARY 2015

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 2014 to 31st December 2014.

2. ACTIVITY DURING THE QUARTER

2.1 A total of 121 enforcement complaints were received, out of these 47% were concerned with unauthorised development and use, and 32% were failure to comply with planning conditions or approved plans. The percentage of cases involving Section 215 untidy land/buildings was 7%, unauthorised advertisements including hoardings were 11% and all other complaints were 3%.

2.2 The number of cases resolved within the target of 6 months was 60% of all the cases closed in the period. The 60% Service target for cases closed within 6 months has been achieved. 128 cases have been closed in this quarter of which 56% have been remedied or made acceptable.

2.3 The table below shows the number of formal Notices served and prosecutions carried out within this period and the previous three quarters as well as the years 2013 and 2014 to show trends: -

| Notice type | Jan 2013 to Dec 2013 | Jan 2014 to Dec 2014 | Quarter 4 Jan – Mar 2014 | Quarter 1 Apr – Jun 2014 | Quarter 2 Jul – Sept 2014 | Quarter 3 Oct – Dec 2014 |
|---------------------------|----------------------------|----------------------------|--------------------------------|--------------------------------|---------------------------------|--------------------------------|
| Breach of Conditions | 9 | 15 | 4 | 4 | 2 | 5 |
| Discontinuance (adverts) | 1 | 11 | 0 | 0 | 0 | 11 |
| Enforcement | 19 | 23 | 9 | 7 | 2 | 5 |
| Stop | 2 | 0 | 0 | 0 | 0 | 0 |
| Temporary Stop | 4 | 2 | 1 | 0 | 1 | 0 |
| Section 215 (untidy land) | 6 | 8 | 2 | 4 | 0 | 2 |
| Section 225 (signs) | 13 | 41 | 3 | 34 | 4 | 0 |
| Total Notices Served | 54 | 100 | 19 | 49 | 9 | 23 |
| Prosecutions | 3 | 13 | 6 | 3 | 2 | 2 |

2.4 The number of formal notices that have been served in the last 12 months has increased, mainly due to the S225 notices served in relation to illegal signs. This was because of targeted action on student to let signs and on hoardings in the Wincobank area. The number of Enforcement Notices and Breach of Condition Notices served has also increased in the last quarter and from the previous year.

2.6 The table below shows the number of complaints received in the last year 2014 and the previous year 2013:-

| Year January 2013 – December 2013 | Year January 2014 – December 2014 |
|--------------------------------------|--------------------------------------|
| 699 | 606 |

2.7 There continues to be a drop in the number of new cases received over the last 12 months compared to the previous 12 months. It is expected that once the changes implemented last year have been in effect for 12 months the new cases will be at a constant level.

2.8 The workflow software for enforcement is being introduced into the enforcement team; this is currently being tested by officers with a view to implementation in early February. The software focuses on monitoring and improving performance and this will create more efficiency within the enforcement process.

3. CONCLUSION

3.1 The six month service target has been met and the number of Notices served has increased, in the last quarter and over the last 12 months.

4. RECOMMENDATION

4.1 It is recommended that Members note the report.