

REGENERATION & DEVELOPMENT SERVICES

REPORT TO PLANNING AND HIGHWAYS COMMITTEE

5 MAY 2015

QUARTERLY 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 January 2015 to 31st March 2015.

2. ACTIVITY DURING THE QUARTER

2.1 A total of 173 enforcement complaints were received, out of these 58% were concerned with unauthorised development and use, and 29% were failure to comply with planning conditions or approved plans. The percentage of cases involving Section 215 untidy land/buildings was 8%, unauthorised advertisements including hoardings were 4% and all other complaints were 1%.

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. 118 cases have been closed in this quarter of which 60% 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	Financial Year 2013 to 2014	Financial Year 2014 to 2015	Quarter 1 Apr – Jun 2014	Quarter 2 Jul – Sep 2014	Quarter 3 Oct – Dec 2014	Quarter 4 Jan – Mar 2015
Breach of Conditions	14	13	4	2	5	2
Discontinuance (adverts)	0	11	0	0	11	0
Enforcement	15	18	7	2	5	4
Stop	0	0	0	0	0	0
Temporary Stop	2	1	0	1	0	0
Section 215 (untidy land)	5	10	4	0	2	4
Section 225 (signs)	10	43	34	4	0	5
Total Notices Served	46	96	49	9	23	15
Prosecutions	8	8	3	2	2	1

- 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. Moor Oaks area has been identified as one of the areas that is causing nuisance by the erection of student to let signs. The next proactive action will be taken in this area.
- 2.5 The number of enforcement Notice served in the last 12 months has increased compared to the previous year but Breach of conditions have remained consistent.
- 2.6 The table below shows the number of complaints received in the last year 2014/15 and the previous year 2013/14:-

Year April 2013 – March 2014	Year April 2014 – March 2015
730	599

- 2.7 There is 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.
- 2.9 Officers have proactively been involved in breaches of planning control in relation to External Wall Insulation (EWI). Officers have worked with installers and made good progress to get a good quality of work however, there have been some companies that have set up recently who have not been as cooperative in working with the Council. Since February 2014, 125 Properties have been identified which have had EWI installed 6 have been permitted development and 13 properties have been identified so far as being unacceptable and enforcement action is to be taken. This has created a whole new area of enforcement activity and is continuing to increase and has become a significant area of work, 21% of all cases.

3. CONCLUSION

- 3.1 The six month service target has been met and the number of Notices served the last quarter has dropped slightly and increased significantly over the last 12 months.

4. RECOMMENDATION

- 4.1 It is recommended that Members note the report.