



## SHEFFIELD CITY COUNCIL Planning & Highways Committee

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**Report of:** Director of Regeneration & Development Services

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**Date:** 28 July 2015

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**Subject:** Quarterly overview of enforcement activity

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**Summary:** To inform members of the planning enforcement work being carried out in addition to the formal cases on the quarterly update report and to give an overview of the overall quality of the service provided by planning enforcement.

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### **Reasons for Recommendations:**

The purpose of this report is to give Committee Members an overview of planning enforcement work being carried out and the quality of service provided across the City.

### **Recommendations:**

That members note the report.

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### **Background Papers:**

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**Category of Report:** OPEN

## REGENERATION & DEVELOPMENT SERVICES

### REPORT TO PLANNING AND HIGHWAYS COMMITTEE

28 JULY 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 1<sup>st</sup> April 2015 to 30<sup>th</sup> June 2015.

##### 2. ACTIVITY DURING THE QUARTER

2.1 A total of 164 enforcement complaints were received, out of these 49% 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 10%, unauthorised advertisements including hoardings were 5% and all other complaints were 4%.

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. 138 cases have been closed in this quarter which is an increase of 17% of which 59% have been remedied or made acceptable.

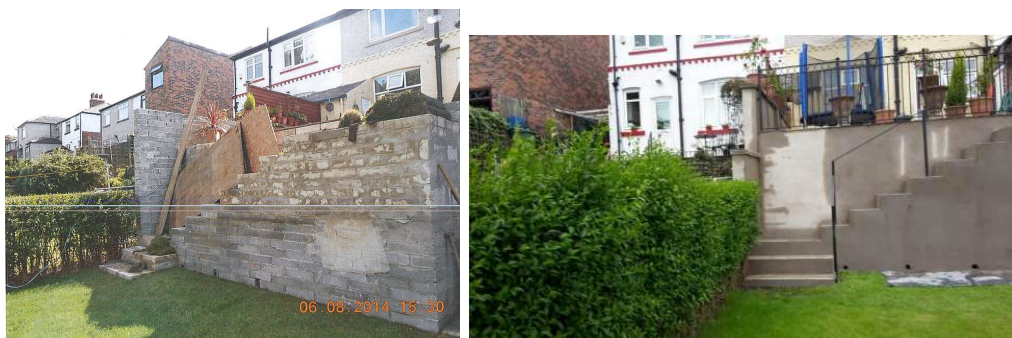
2.3 The table below shows the number of formal Notices served and prosecutions carried out within this period and the previous three quarters as well as the years 2013 and 2014 to show trends: -

Notice type	Year 1 <sup>st</sup> Jul 2013 to 30 <sup>th</sup> Jun 2014	Year 1 <sup>st</sup> Jul 2014 to 30 <sup>th</sup> Jun 2015	Quarter 2 1 <sup>st</sup> Jul – 30 <sup>th</sup> Sep 2014	Quarter 3 1 <sup>st</sup> Oct – 31 <sup>st</sup> Dec 2014	Quarter 4 1 <sup>st</sup> Jan – 31 <sup>st</sup> Mar 2015	Quarter 1 1 <sup>st</sup> Apr – 30 <sup>th</sup> Jun 2015
Breach of Conditions	12	15	2	5	2	6
Discontinuance (adverts)	0	11	0	11	0	0
Enforcement	11	17	2	5	4	6
Stop	0	0	0	0	0	0
Temporary Stop	2	3	1	0	0	2
Section 215 (untidy land)	5	7	0	2	4	1
Section 225 (signs)	43	14	4	0	5	5
Total Notices Served	73	67	9	23	15	20
Prosecutions	8	7	2	2	1	2

- 2.4 The number of Enforcement and Breach of Condition Notices served in the last 12 months has increased compared to the previous year. However, many more cases are resolved through negotiation, as in the case of a householder who had built a 2.6m high concrete block side boundary wall, the complainant had concerns that it was both overbearing and unsightly. The matter was investigated and the property owner was advised that planning permission was required for the wall because it was more than 2m high. An application was subsequently submitted, for planning permission, which resulted in the wall being lowered and rendered to make it more visually acceptable. In some cases this is much quicker and less time consuming than using formal Notices.

Before

After



- 2.5 The table below shows the number of complaints received in the last year 2015 and the previous year 2014:-

Year 1 <sup>st</sup> July 2013 – 30 <sup>th</sup> June 2014	Year 1 <sup>st</sup> July 2014 – 30 <sup>th</sup> June 2015
676	630

- 2.6 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 over time the changes implemented last year will bring the numbers of new cases reported to a constant level.
- 2.7 Officers have recently had prosecution training, which has enabled them to gain a better understanding in preparing statements and the amount and type of evidence required for a successful prosecution. This will both give further confidence to officers and also support them to be more successful in future prosecutions.

### 3. CONCLUSION

- 3.1 The six month service target has been met and the number of Notices served the last quarter and the number of cases closed has increased.

### 4. RECOMMENDATION

- 4.1 It is recommended that Members note the report.

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