



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of Regeneration & Development Services

Date: 23 February 2016

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.

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.

Background Papers:

Category of Report: OPEN

REGENERATION & DEVELOPMENT SERVICES

REPORT TO PLANNING AND HIGHWAYS COMMITTEE

23 FEBRUARY 2016

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 2015 to 31th December 2015.

2. ACTIVITY DURING THE QUARTER

- 2.1 Resources from the Stuck Sites Programme has enabled the taking of direct action to tackle neglected sites and heritage buildings at risk, where there is the chance to kick start housing or residential development. Lion Works at Spital Hill which is a Grade II Listed Building has recently undergone such works at a cost of £240,000 restoration of the roof and supporting structures. Lion Works has the potential to realise between 30 and 45 residential dwellings, which the owners have previously submitted a pre-application enquiry for. The Planning Department are now working with the owner and their representatives towards the submission of a full planning application. The full cost of the work, which began in April 2015 and was completed in September 2015, is subject to a land charge. Land charges are recoverable upon sale of the land or development. Should it be necessary, the property can now also be considered for the Enforced Sale Procedure (ESP) so that all the debts can be recovered. The Planning Department has a successful record in recovering costs from ESP action.

- 2.2 Officers have recently successfully defended 10 Discontinuance Notice appeals in relation to a number of long standing advertisement hoardings that had been erected in the Wincobank area. All the hoardings have now been removed.

3. SCALE OF INVESTIGATIONS, INCLUDING MONITORING AND ENFORCEMENT

- 3.1 A total of 96 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

4%, unauthorised advertisements including hoardings were 7% and all other complaints were 2%.

3.2 The number of cases resolved within the target of 6 months was 66% of all the cases closed in the period. The 60% Service target for cases closed within 6 months has been exceeded. 46 cases have been closed in this quarter of which almost 55% have been remedied or made acceptable.

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

Year 1 st January 2014 – 31 st December 2014	Year 1 st January 2015 – 31 st December 2015
605	561

3.4 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 will bring the numbers of new cases reported to a constant level.

4 WILLINGNESS TO TAKE STRONG ACTION

4.1 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 2014 and 2015 to show trends: -

Notice type	Year 1 st Jan 2014 to 31 st Dec 2014	Year 1 st Jan 2015 to 31 st Dec 2015	Quarter 4 1 st Jan – 31 st Mar 2015	Quarter 1 1 st Apr – 30 th Jun 2015	Quarter 2 1 st Jul – 30 th Sep 2014	Quarter 3 1 st Oct – 31 st Dec 2015
Breach of Conditions	15	15	2	6	3	4
Discontinuance (adverts)	11	0	0	0	0	0
Enforcement	23	15	4	6	2	3
Stop	0	0	0	0	0	0
Temporary Stop	2	2	0	2	0	0
Section 215 (untidy land)	8	7	4	1	1	1
Section 225 (signs)	41	25	5	5	13	2
Total Notices Served	100	64	15	20	19	10
Prosecutions	13	14	1	2	4	7

4.2 The number of formal Notices that have been served in the last 12 months has decreased, mainly due to not as many S225 notices served in relation to illegal signs. The number of Enforcement Notices, Breach of Condition Notices served and Prosecutions in the last quarter has increased.

5. CONCLUSION

- 5.1 The six month service target has been exceeded, the number of Notices served has remained consistent and number of prosecutions has increased.
- 5.2 Through the recent Place budget cuts the planning enforcement team have lost one member of staff, therefore reducing fulltime officers to 6. This will inevitably lead to cut enforcement service by making more no further action decisions on least harmful cases as efficiently as possible and minimising pro-active enforcement work.
6. RECOMMENDATION
- 6.1 It is recommended that Members note the report.