



DATE 13 AUGUST 2012

**REPORT TO THE CITY CENTRE,
SOUTH & EAST PLANNING AND
HIGHWAYS COMMITTEE**

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

ITEM

SUBJECT QUARTERLY OVERVIEW OF ENFORCEMENT ACTIVITY

SUMMARY

THE PURPOSE OF THIS REPORT IS TO INFORM COMMITTEE MEMBERS OF PROGRESS ON THE WORK BEING UNDERTAKEN BY THE ENFORCEMENT TEAM

RECOMMENDATIONS

TO NOTE THE CONTENTS OF THE REPORT

FINANCIAL IMPLICATIONS

PARAGRAPHS

CLEARED BY

BACKGROUND PAPERS

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AREA(S) AFFECTED

**CATEGORY OF
REPORT**

OPEN

DEVELOPMENT SERVICES

REPORT TO CITY CENTRE
SOUTH AND EAST
PLANNING AND HIGHWAYS
COMMITTEE
13TH AUGUST 2012

QUARTERLEY OVERVIEW OF ENFORCEMENT ACTIVITY

1. PURPOSE OF THE REPORT

- 1.1 This is the quarterly report to advise members of the work being undertaken by the Planning Enforcement Team. The period covered runs from 1st April to the 1st of July.

2. ACTIVITY DURING THE QUARTER

- A total of 179 enforcement complaints were received. Of these 60% concerned unauthorised development and 17% failure to comply with conditions or approved plans. The percentage of cases involving houses in multiple occupation and Section 215 (untidy land/buildings) dropped markedly compared to the last quarter.
- The number of cases resolved within the target of 6 months was 57%. This equates to the 58% achieved in the first quarter of 2011 but fails to maintain the results of the two last quarters of 2011 (68% and 63% respectively)
- Notices served in the period: -

Notice type	Apr 2011 – Mar 2012	Quarter 2 Jul – Sep 2011	Quarter 3 Oct – Dec 2011	Quarter 4 Jan – Mar 2012	Quarter 1 Apr – Jun 2012
Breach of conditions	14	2	10	1	2
Discontinuance (adverts)	3			1	
Enforcement	29	6	10	2	8
Stop					
Temporary Stop	2	1	1		
Section 215 (untidy land)	15	3	3	2	4
Section 225 (signs)	36	15	6	12	1
Total	99	27	30	18	15
Prosecutions	18	5	1	6	5

- The Article 4 Direction removing permitted development rights for houses in multiple occupation over a substantial area of the Western suburbs and the City Centre came into effect in December. This has created a whole new area of enforcement activity and cases involving HMO's increased to become the second most significant area of work in the quarter to April (15% of all cases). During the last quarter this work dropped back to only 4% of all cases.
- In the area of Nether Edge covered by the article 4 direction; and following the dismissal of appeals against the enforcement notices, the required work was undertaken by the owners of two properties on Raven Road. This included the replacement of artificial slate roofs with natural slate and the removal of render and paint from the walls.
- On Sandford Grove Road the fine resulting from the successful prosecution of the owner had not been sufficient to achieve the removal of an unauthorised extension. Therefore direct action was taken jointly with Private Sector Housing to remove the offending development.

3 CONCLUSION

- 3.1 In term of the statistics the number of complaints has dropped back to 179 from last quarters 205. The decline in the percentage of cases being resolved within 6 months is of concern and the causes are being investigated.

4. RECOMMENDATION

- 4.1 It is recommended that Members note the report.

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