

DEVELOPMENT SERVICES

REPORT TO CITY CENTRE SOUTH & EAST PLANNING AND HIGHWAYS COMMITTEE

29 APRIL 2013

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 January to 31st March 2013.

2. ACTIVITY DURING THE QUARTER

- 2.1 A total of 144 enforcement complaints were received out of these 54% were concerned with unauthorised development and 19% were failure to comply with planning conditions or approved plans. The percentage of cases involving Section 215 untidy land/buildings was 9% and unauthorised advertisements were also 9% and all other complaints were 8%.

- 2.2 The table below shows the number of Notices served in this period: -

Notice type	Apr 2012 – Mar 2013	Quarter 1 Apr – Jun 2012	Quarter 2 Jul – Sep 2012	Quarter 3 Oct - Dec 2012	Quarter 4 Jan – Mar 2013
Breach of conditions	4	2	0	2	0
Discontinuance (adverts)	3	0	2	1	0
Enforcement	28	8	6	8	6
Stop	4	0	1	1	2
Temporary Stop	3	0	0	1	2
Section 215 (untidy land)	19	4	8	6	1
Section 225 (signs)	6	1	0	2	3
Total Notices Served	67	15	17	21	14
Prosecutions	11	5	1	3	2

- 2.3 The number of cases resolved within the target of 6 months was 64% of all the cases closed in the period, an improvement on the 55% of the last quarter, but is still slightly less than the target of 70%. Almost 42% of these cases have been either remedied or made acceptable. The number of cases closed during the period from April 2012 to March

2013 has been 842 cases compared to 694 in the period April 2011 to March 2012.

- 2.4 Planning Enforcement activity has attracted recent media attention with press coverage gained for harmful cases such as at Woolley Wood Road where a number of Notices were served to stop the unauthorised use of the property as a scrap yard and also as a skip hire business. After the service of these notices the use stopped on the property but it relocated onto the highway. Officers have been working jointly with other Council services, namely Highways and Environmental Protection, and with outside agencies, including the Environment Agency, Sanctuary Housing, Vehicle and Operator Services Agency (VOSA) and South Yorkshire Police in order to resolve the difficult issue of commercial vehicles parking on the road.
- 2.5 Recently Sanctuary Housing have taken the occupiers of the property to Court and have successfully gained an injunction to stop the owners from carrying out their business activities from Woolley Wood Road and also using intimidating, confrontational and aggressive behaviour towards residents of Woolley Wood Road. It appears that activities at the property and on the highway have now stopped but the premises will continue to be monitored for any possible breaches.

3. CONCLUSION

- 3.1 The emphasis on older cases over the last year has meant that a lot of old cases have been closed. It is considered that the 6 month service target will now improve given that many of the old cases have been closed. This is evidenced by 842 cases closed in the last 12 months compared with 694 in the previous year.

4. RECOMMENDATION

- 4.1 It is recommended that Members note the report.