



Development Control Committee	Thursday, 27 June 2019	Matter for Information
--------------------------------------	-------------------------------	-------------------------------

Report Title: **Planning Enforcement Activity Report (2018/19)**

Report Author(s): **Richard Redford (Development Control Manager)**

Purpose of Report:	To provide a yearly summary of the Council's planning enforcement activity as the Local Planning Authority (LPA) for 2018/19.						
Report Summary:	<p>During the period 1 April 2018 until 31 March 2019, the enforcement activity that has taken place is as follows:</p> <table> <tr> <td>Number of new cases registered in the period</td><td>237</td></tr> <tr> <td>Number of cases closed in the period</td><td>166</td></tr> <tr> <td>Number of live cases currently on-hand</td><td>114</td></tr> </table>	Number of new cases registered in the period	237	Number of cases closed in the period	166	Number of live cases currently on-hand	114
Number of new cases registered in the period	237						
Number of cases closed in the period	166						
Number of live cases currently on-hand	114						
Recommendation(s):	That the contents of the report be noted.						
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Stephen Hinds (Deputy Chief Executive) (0116) 257 2681 stephen.hinds@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Richard Redford (Development Control Manager) (0116) 257 2654 richard.redford@oadby-wigston.gov.uk</p> <p>Chris Glover (Planning Enforcement Officer) (0116) 257 2733 chris.glover@oadby-wigston.gov.uk</p>						
Corporate Objectives:	<p>Building, Protecting and Empowering Communities (CO1)</p> <p>Growing the Borough Economically (CO2)</p> <p>Providing Excellent Services (CO3)</p>						
Vision and Values:	<p>"A Stronger Borough Together" (Vision)</p> <p>Accountability (V1)</p> <p>Respect (V2)</p> <p>Teamwork (V3)</p>						
Report Implications:-							
Legal:	There are no implications directly arising from this report.						
Financial:	There are no implications directly arising from this report.						
Corporate Risk Management:	<p>Decreasing Financial Resources / Increasing Financial Pressures (CR1)</p> <p>Regulatory Governance (CR6)</p> <p>Economy / Regeneration (CR9)</p>						

Equalities and Equalities Assessment (EA):	There are no implications directly arising from this report. EA not applicable
Human Rights:	There are no implications directly arising from this report.
Health and Safety:	There are no implications directly arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	None.
Background Papers:	None.
Appendices:	None.

1. Background

- 1.1 At the meeting of the Development Control Committee on 24 May 2017, Members noted the report of the Planning Enforcement Officer relating to levels of enforcement activity and that a yearly up-date on enforcement activity would be reported to the Development Control Committee.
- 1.2 As Members are aware, the Council as Local Planning Authority (LPA) is monitored on its performance in the determination of planning submissions on a quarterly-basis with the expectation that the Council exceeds targets set by Central Government.

2. Information

- 2.1 During the period 1 April 2018 until 31 March 2019, the enforcement activity that has taken place is as follows:

Number of new cases registered in the period	237
Number of cases closed in the period	166
Number of live cases currently on-hand	114

- 2.2 During the period 1 April 2018 to 31 March 2019, an overall total of 27 formal notices comprising a mixture of Enforcement Notices (EN) and Section 215 Notices (s215) were served. Of the Enforcement Notices served one was appealed with the appeal allowed and the enforcement notice quashed on the grounds of the building works to which the appeal related being of appropriate design, appearance and materials while also not impacting upon neighbouring amenities.
- 2.3 In relation to the s215 notices served, the majority have been complied with while the remainder are currently within the time period for the works required to be done. In addition to these a total of 9 Community Protection Warning Notices (CPWN's) have been served which require the work specified to be done and subsequently the site maintained appropriately.

- 2.4 Currently, the oldest case on-hand is 6 years old and the property in question is on its way to being refurbished and bought back into use. Planning Enforcement continually monitors the site to ensure that this occurs in a timely manner following years of negotiations.
- 2.5 The number of enforcement cases has risen from the 97 during 2017/18 due to more accurate recording of all alleged enforcement complaints by Officers and an increased number of complaints being made. Resultantly, the number of cases closed following an investigation has increased from 106 to 166 due to the larger number of complaints being investigated alongside effective, efficient investigation by the Enforcement Officer.
- 2.6 The number of outstanding applications has also increased from last year by a total of 72 due to a combination of the increased number of complaints received, the nature of the breaches being investigated, the increased number of instances where formal action has been taken, the number of instances of working alongside other Council departments where breaches relate to 2 or more service areas, and on-going dialogue involving Officers in order to find appropriate resolutions to breaches without the need for formal action to be taken.
- 2.7 Action taken by the Planning Enforcement Officer during this time period has also led to a number of retrospective planning applications being received to regularise breaches of control.

3. Conclusion

- 3.1 It can be seen that there have been increases in the numbers of enforcement complaints received in 2018/19 from those received in 2017/18 along with increases in both the number of case closed and cases currently in hand. The increases are due to more accurate recording of complaints as well as more effective, efficient investigations, cross department working in the instances where it is necessary, and improvements in seeking proactive approaches to resolving breaches in order to reduce the need for formal action to be taken.