



Development Control Committee	Thursday, 27 August 2020	Matter for Information
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Report Title: Planning Enforcement Activity Report (2019/2020)

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 2019/20.
Report Summary:	<p>During the period 1 April 2019 until 31 March 2020, the enforcement activity that has taken place is as follows:</p> <p>Number of new cases registered in the period: 178 Number of cases closed in the period: 148 Number of live cases currently on-hand: 144</p>
Recommendation(s):	That the content 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) Growing the Borough Economically (CO2) Providing Excellent Services (CO3)</p>
Vision and Values:	<p>"A Stronger Borough Together" (Vision) Accountability (V1) Respect (V2) Teamwork (V3) Customer Focus (V5)</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) Regulatory Governance (CR6) 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 27 June 2019, 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 2019 until 31 March 2020, the enforcement activity that has taken place is as follows:
 - Number of new cases registered in the period: 178
 - Number of cases closed in the period: 148
 - Number of live cases currently on-hand: 144
- 2.2 In respect of the number of live cases currently on-hand, although the number is relatively high, this is due in part to not all current cases being worked on as some are being monitored while corresponding planning applications are dealt with.
- 2.3 During the period 1 April 2019 to 31 March 2020, an overall total of 5 formal notices were served comprising a mixture of Enforcement Notices and Section 215 Notices. Of the Enforcement Notices served, none were appealed.
- 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 now occurs in a timely manner following years of negotiations.
- 2.5 The number of outstanding enforcement cases has also increased from last year by a total of

30 due to a combination of the number of complaints received, the nature of the breaches being investigated, 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 to find appropriate resolutions to breaches without the need for formal action to be taken.

- 2.6 Action taken by the Planning Enforcement Officer during this period has also led to a number of retrospective planning applications being received to regularise breaches of control.
- 2.7 In respect of the corporate risks identified, these relate to where formal action is taken on which the person(s) who are served with notices have a right of appeal. Where this right of appeal is acted upon, there would be the potential for an award of costs against the Council. This is mitigated against, as far as practicable, by continuing to work in a professional manner alongside Legal Officers to minimise the potential for awards against the Council.

3. Conclusion

- 3.1 There has been a decrease in the numbers of enforcement complaints received in 2019/20 from those received in 2018/19, along with a decrease in the number of cases closed but an increase in cases currently in hand. These are due to more accurate reporting and a combination of factors including cross-department working and on-going dialogue seeking proactive approaches to resolving breaches to reduce the need for formal action to be taken.