

REGENERATION & DEVELOPMENT SERVICES

REPORT TO PLANNING AND HIGHWAYS COMMITTEE

10 NOVEMBER 2015

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 July 2015 to 30th September 2015.

2. ACTIVITY DURING THE QUARTER

2.1 A total of 125 enforcement complaints were received, out of these 52% were concerned with unauthorised development and use, and 26% were failure to comply with planning conditions or approved plans. The percentage of cases involving Section 215 untidy land/buildings was 3%, unauthorised advertisements including hoardings were 15% and all other complaints were 4%.

2.2 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. 139 cases have been closed in this quarter of which 47% have been remedied or made acceptable.

2.3 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 2013 and 2014 to show trends: -

Notice type	Year 1 st Oct 2013 to 30 th Sep 2014	Year 1 st Oct 2014 to 30 th Sep 2015	Quarter 3 1 st Oct – 31 st Dec 2014	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
Breach of Conditions	14	16	5	2	6	3
Discontinuance (adverts)	0	11	11	0	0	0
Enforcement	21	17	5	4	6	2
Stop	2	0	0	0	0	0
Temporary Stop	2	2	0	0	2	0
Section 215 (untidy land)	9	8	2	4	1	1
Section 225 (signs)	24	23	0	5	5	13
Total Notices Served	72	77	23	15	20	19
Prosecutions	11	9	2	1	2	4

2.4 The number of formal Notices that have been served in the last 12 months has increased, mainly due to the S225 notices served in relation to illegal signs. This was because of targeted action on student to let signs in the previous quarter. The number of Enforcement Notices and breach of Condition Notices served in the last quarter has decreased; however, the number of prosecutions has increased.

2.5 Landlords of student accommodation tend to erect 'to let' boards on their properties and these generate a number of complaints from local residents and Councillors. Most do not need advertisement consent and responsible landlords generally remove them when the property is let. Recently officers have successfully taken proactive action against these signs in the Moor Oaks Road area. This area was identified as one of the areas that was causing nuisance by the erection of these signs. Of the 56 signs identified in this area, 12 were illegal and a S225 Notice was served to have them removed. These were subsequently removed within the time period given in the Notice. A further 28 letters were sent to landlords asking for signs to be removed once the properties had been let and as a result a further 20 signs were removed.

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

Year 1 st October 2013 – 30 th September 2014	Year 1 st October 2014 – 30 th September 2015
628	586

2.7 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.

3. CONCLUSION

3.1 The six month service target has been exceeded, the number of Notices served has remained consistent and the targeted action against student to let signs has been successful in the Moor Oaks Road area.

4. RECOMMENDATION

4.1 It is recommended that Members note the report.