

## REGENERATION & DEVELOPMENT SERVICES

### REPORT TO PLANNING AND HIGHWAYS COMMITTEE

5 AUGUST 2014

#### 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 1<sup>st</sup> April 2014 to 30<sup>th</sup> June 2014.

##### 2. ACTIVITY DURING THE QUARTER

2.1 A total of 133 enforcement complaints were received, out of these 46% were concerned with unauthorised development and use, and 27% were failure to comply with planning conditions or approved plans. The percentage of cases involving Section 215 untidy land/buildings was 5%, unauthorised advertisements including hoardings were 9% and all other complaints were 13%.

2.2 The number of cases resolved within the target of 6 months was almost 61% of all the cases closed in the period. This has exceeded the target of 60% of cases to be closed within 6 months. Over 48% of these cases 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 2012/13 and 2013/14 to show trends: -

Notice type	June 2012 to June 2013	June 2013 to June 2014	Quarter 2 Jul – Sept 2013	Quarter 3 Oct – Dec 2013	Quarter 4 Jan – Apr 2014	Quarter Apr – Jun 2014
Breach of Conditions	4	14	3	5	4	2
Discontinuance (adverts)	2	0	0	0	0	0
Enforcement	28	16	3	4	6	3
Stop	3	0	0	0	0	0
Temporary Stop	2	2	1	0	1	0
Section 215 (untidy land)	6	8	1	1	2	4
Section 225 (signs)	10	39	1	4	0	34
Total Notices Served	65	79	9	14	13	43
Prosecutions	4	11	2	0	6	3

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. The number of Enforcement Notices served has decreased slightly; however, the number of prosecutions and number of breach of condition notices has increased.

- 2.5 There has been little change overall from the last quarter compared with this quarter, except for the significant increase in the number of S225 Notices. This has been as a result of targeted action on student to let signs.
- 2.6 The table below shows the number of complaints received in the last year 2013/14 and the previous year 2012/13:-

Year July 2012 – June 2013	Year July 2013 – June 2014
705	677

- 2.7 There has been a slight drop in the number of cases received over the last 12 months compared to the previous 12 months. This has mainly been through some ongoing efficiencies such as filtering of enquiries on submission.
- 2.8 Landlords of student accommodation tend to erect ‘to let’ boards on their properties around November time 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 Shoreham Street area. This area was identified as one of the areas that was causing nuisance by the erection of these signs. Of the 83 signs identified in this area, 18 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 46 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.

### 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 Shoreham Street area. It is our aim to regularly take proactive action against illegal signs in other parts of Sheffield.

### 4. RECOMMENDATION

- 4.1 It is recommended that Members note the report.