

Subject:	Q3 Enforcement Report	Status:	For Publication
Report to:	Development Control Committee	Date:	21 st January, 2014
Report of:	Director of Business	Portfolio Holder:	Operational Services and Development Control
Key Decision:	<input type="checkbox"/> Forward Plan <input type="checkbox"/>	General Exception	<input type="checkbox"/> Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	No	Attached: No
Biodiversity Impact Assessment	Required:	No	Attached: No
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1.	RECOMMENDATION(S)
1.1	Members are advised to note the report contents.

2. PURPOSE OF REPORT

- 2.1 To provide elected members with an update on current planning enforcement action. This report will focus on updating members with the details relating to the current number of open planning enforcement files, the different stages of any enforcement action paying particular attention to any details relating to enforcement notices issued and appeals.

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
 - **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.
 - **Clean Green Rossendale:** This priority focuses on clean streets and town centres and well managed open spaces, whilst recognising that the Council has to work with communities and as a partner to deliver this ambition.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:
- The Council has a statutory duty to investigate planning contraventions. Failure to regulate in this area will likely result in lack of confidence in the Development Control Service.

5. BACKGROUND AND OPTIONS

- 5.1 The details in this report cover the three month period from 1st October 2013 to 31st December 2013.

- 5.2 Members are to note that there are a number of open complaints about potential breaches of Planning Regulations from previous months and years relating to contraventions of planning control. The number of ongoing complaints at 31st December 2013 is 193.
- 5.3 During quarter 3, 20 new complaints were received.
- 5.4 Members are further advised that there are a number of enforcement notices currently in force from previous months.
- 5.5 During this period, 2 new Enforcement Notices were issued. The details of these notices can be found at Appendix A.
- 5.6 One planning enforcement appeal decision was received during Quarter 3 of 2013-2014 from the Planning Inspectorate. A summary of this decision is included in Appendix B, and a copy of the appeal decision is in Appendix C.
- 5.7 During the six month period from 1st April – 30th September 2013, planning enforcement action has generated £1,544 for the Planning Department due to the submission of 4 related planning applications and applications for discharge or variation of conditions.

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

- 6.1 There are no specific financial implications

7. MONITORING OFFICER

- 7.1 The Council must make a decision based on all relevant information and following consideration of all relevant Council policies.

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

- 8.1 None.

9. CONCLUSION

- 9.1 This report details action taken by the Enforcement section of the Planning Unit.

Background Papers	
Document	<i>Place of Inspection</i>
Details of notices issued in Quarter 3 of 2013-14	<i>Appendix A - attached</i>
Summary of enforcement appeal decisions received	<i>Appendix B - attached</i>
Copy of enforcement appeal decisions	<i>Appendix C - attached</i>