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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 January 2013

AUTHOR/S: Planning and New Communities Director

ENFORCEMENT REPORT

Purpose

1. To inform Members about planning enforcement cases, as at 31st December 2012. Summaries of recent enforcement notices are also reported, for information.

Enforcement Cases Received and Closed

2.

Period	Cases Received	Cases Closed
November 2012	39	33
October 2012	62	45
Q 1 (Jan – March) 2012	127	107
Q 2 (April – June) 2012	107	96
Q 3 (July – September) 2012	98	148
Total YTD	433	429

Cases on hand:

3. Target 150
4. Actual 120

Notices Served

5.

Type of Notice	Period	Year to date
	November 2012	2012
Enforcement	0	4
Stop Notice	0	0
Temporary Stop Notice	0	0
Breach of Condition	0	0
S215 – Amenity Notice	0	2
Planning Contravention Notice	0	7

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Injunctions	0	1
High Hedge Remedial Notice	0	0

Notices issued since the last Committee Report

6.

Ref. no.	Village	Address	Notice issued

7. No notices were issued during the month of November. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.

8. Full details of enforcement cases can be found on the Councils Web-site

Updates on items outstanding from the disbanded Planning Enforcement Sub-Committee

9. Updates are as follows:

a. Stapleford: Breach of Enforcement Notice on land adjacent to Hill Trees, Babraham Road.

The direct action approved by the Planning Sub-Committee was challenged in the High Court and leave was granted to apply for a Judicial review (JR) – Upon advice from Counsel the direct action was suspended to avoid a costly legal challenge. A comprehensive file has been compiled relating to the planning and enforcement information to-date and is now to be reviewed by Counsel with a view to take alternative action. Further inspection of the land has been carried out with the results being compiled along with witness statements as part of the action currently being instigated. Work in progress.

b. Q8, Foxton

Senior Lawyer informed Members that the planning application had still not been made.

c. Moor Drove, Histon

Enforcement notice ENF/301/11 issued 13th April 2012 relating to plot 4 Moor Drove, re Storage of scrap materials and stationing of a container – Progress being made re the removal of materials however further inspection carried out on the 29th August 2012 revealed compliance with the enforcement notice still not fully carried out. Matter discussed with Legal - Warning letter issued requesting full compliance by the owner with the enforcement notice. Partial compliance with the notice made - Planning application submitted 1st October ref 2062/12/FL to address outstanding matters. Awaiting validation No further progress at the time of this report

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d. 23 Howard Road Meldreth

Section 106 outstanding payments. Matters now resolved papers to be returned to mortgage provider for execution – Once completed this will put in place an agreement for regular staged payments. No further progress at the time of this report

e. Whittlesford – Scrapyard

Issues relating to mud on road have been addressed by County Council. Matters' relating to noise are being progressed - Retrospective planning application to be submitted for the weighbridge and separate planning application for the boundary fencing. Acoustic fencing scheme submitted for consideration – Retrospective application to follow once scheme accepted in principal. Application received waiting validation

Summary

10. The number of enforcement cases investigated during the November period showed a 31.5% reduction when compared to the same month in 2011. The numbers of cases on hand are 20% below the expected number of cases per enforcement officer for the same period.
11. In addition to the above work officers are also involved in the Tasking and Coordination group which deals with cases that affect more than one department within the organisation.

Background Papers: the following background papers were used in the preparation of this report: None

Contact Officer: Charles Swain
Principal Planning Enforcement Officer