

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 April 2013

AUTHOR/S: Planning and New Communities Director

ENFORCEMENT REPORT

Purpose

1. To inform Members about planning enforcement cases, as at 18th March 2013. Summaries of recent enforcement notices are also reported, for information.

Enforcement Cases Received and Closed

Period	Cases Received	Cases Closed
January 2013	33	32
February 2013	35	48
2013 YTD	68	80
Q 1 (Jan – March) 2012	127	107
Q 2 (April – June) 2012	107	96
Q 3 (July – September) 2012	98	148
Q4 (October – November) 2012	125	110
2012 YTD	457	461

Enforcement Cases on hand:

3. Target 150
4. Actual 111

Notices Served

Type of Notice	Period	Year to date
	February 2013	2013
Enforcement	1	2
Stop Notice	0	0
Temporary Stop Notice	0	0
Breach of Condition	0	1
S215 – Amenity Notice	0	0
Planning Contravention Notice	0	0

Injunctions	0	0
High Hedge Remedial Notice	0	0

Notices issued since the last Committee Report

6.

Ref. no.	Village	Address	Notice issued
PLAENF.288	Cambourne	45 Mayfield Way	Enforcement

7. 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

Planning application in preparation

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. *Application now validated,* No further progress at the time of this report

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 – *Formalities completed. Miss Brown has now been asked to make payments in accordance with the terms of the agreement. Direct debit is in the course of being organised.*

e. Whittlesford – Scrapyard

Issues relating to mud on road are a matter for the County Council, although it is understood that this is still a problem and officers are in contact with the County Council to encourage closer attention. An application for an acoustic fence along the south-western boundary of the site has been submitted, and after having amended the plans to include the access and served notice on its owner, now only awaits the fee before it can be processed. The retention of the weighbridge also requires planning permission and an application has been sought, however, officers are focussing on pursuing the fence application as it is felt this will have the greatest beneficial impact on neighbouring residents.

Summary

10. The number of enforcement cases investigated during the February period showed a 10.25% reduction when compared to the same month in 2012. Year to date 2012 revealed that the overall number of cases was down by approximately 1.51% which equates to 7 cases.
11. The numbers of cases on hand are 26% below the expected maximum number of cases per enforcement officer for the same period.
12. In addition to the above work officers are also involved in the Tasking and Coordination group working with other departments on cross-cutting cases.

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

Contact Officer: Charles Swain
Principal Planning Enforcement Officer