



REPORT TO: Planning Committee
LEAD OFFICER: Planning and New Communities Director

2 April 2014

ENFORCEMENT REPORT

Purpose

- To inform Members about planning enforcement cases, as at 14th March 2014
 Summaries of recent enforcement notices are also reported, for information.

Enforcement Cases Received and Closed

Period	Cases Received	Cases Closed
1 st Qtr. (Jan – March) 2014	*	*
2 nd Qtr. (April – June) 2014	*	*
3 rd Qtr. (July – Sept) 2014	*	*
4 th Qtr. (Oct – Dec) 2014	*	*
January 2014	42	29
February 2014	33	23
2014 YTD	75	52
1st Qtr. (Jan – March) 2013	109	133
2nd Qtr. (April – June) 2013	147	157
3rd Qtr. (July – Sept) 2013	145	155
4 th Qtr. (Oct – Dec) 2012	110	127
2013 YTD	511	572

Enforcement Cases on hand:

3. Target 150

4. Actual 92

Notices Served

5.

Type of Notice	Period	Year to date
	February 2014	2014
Enforcement	5	5
Stop Notice	0	0
Temporary Stop Notice	0	0
Breach of Condition	0	0
S215 – Amenity Notice	1	1
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.531	Gt & Lt Chishill	8,9,10 Hall Farm	Enforcement
PLAENF.638	Fen Drayton	54 Park Lane	Enforcement
PLAENF.1005	Cottenham	Plot 3 Pine Lane, Smithy Fen	Enforcement
PLAENF.1006	Cottenham	Plots 1 & 2 Pine Lane, Smithy Fen	Enforcement
PLAENF.1007	Cottenham	Plots 4 & 5 Pine Lane, Smithy Fen	Enforcement

PLAENF.784	Sawston	2 Vicarage Avenue	S215 Amenity
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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 that are of particular note

9. Updates are as follows:
 - a. **Stapleford: Breach of Enforcement Notice on land adjacent to Hill Trees, Babraham Road.**
 Work still in progress regarding legal action relating to the current breach of enforcement. Additional concern noted since the March report regarding the stationing of a mobile home on the nursery land section and the importation of brick rubble to form a track to link the upper field to the main residence. Assessment to the Planning Contravention response and the site inspection 10th May 2013 has confirmed the breach of planning control relating to the engineering operation to the new track, and breaches relating to the planning enforcement notices. A report to the planning committee was prepared and submitted. The Committee authorised officers to apply to the Court for an Injunction under Section 187B of the Town and Country Planning Act 1990. Members agreed the reasons for the application as being the desire to protect and enhance the character and amenity of the immediate countryside and the setting of Cambridge, Stapleford and Great Shelford in view of the site's prominent location, and the need to address highway safety issues arising from access to the site directly from the A1307

 The Injunction statement has now been considered by Counsel with further information being requested in order that the Injunction application can be submitted. Information is currently being collated in order to prepare a further report to submit to the Planning Committee.
 - b. **Q8, Foxton**
 Planning application in preparation - No further update available at this time
 - c. **1-6 Pine Lane – Smithy Fen**
 Previously the subject of a planning consent resulting from an appeal decision 14th October 2003 under reference APP/W0530/C/03/1113679 The planning permission is no longer valid as the owners have failed to comply with their planning permission relating to conditions. Additionally a further permission granted at appeal for plots 4 & 5 Pine Lane 30th August 2012 under reference APP/W0530/A/12/2170121 has also lapsed due to planning conditions contained in the appeal decision not being complied with/met. A planning application for plots 4/5 has been submitted but not validated. An application for the remaining plots in Pine Lane, 1, 2, 3 & 6 is in the process of being

submitted.

Valid planning applications relating to plots 1-6 inclusive have not been received as requested therefore a file has been submitted to legal requesting the issue of a planning enforcement notice. Notices have now been issued and are effective from 21st March 2014

d. Portelet High Street, Croydon

Complaint received regarding a statutory noise nuisance following a change of use at the property to a dog breeding business. Investigations so far have revealed that there is a change of use at Portelet but a statutory noise nuisance has not been substantiated. Retrospective planning application for the change of use has been submitted – Planning application now validated. Planning reference number S/2529/13/FL Determination date 5th May 2014

e. Buckingway Business Park, Swavesey

Complaint received regarding the stationing of buses belonging to Sun Fun Travel on land adjacent to the business park without the benefit of planning. Retrospective planning application submitted – Still awaiting validation as some information has not yet been provided - Case officer progressing.

f. Co-Op School lane Cambourne

Erection of two signs contrary to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007. One of the signs erected had been the subject of a planning application but was refused prior to installation. Negotiations continue with the agent acting for the Co-Op for the signs to be removed. Negotiations concluded. The entrance sign is to be removed on safety grounds. The totem sign to remain under permitted development but not illuminated. Contractors timetable to be confirmed?

g. Land North West of Cambridge Road, Wimpole

Without planning permission, the change of use of the affected land for the stationing and residential occupation of a mobile home

Summary

10. As previously reported Year to date 2013 revealed that the overall number of cases investigated by the team totalled 511 cases which was an 11.8% increase when compared to the same period in 2012. January and February 2014 has continued the trend and shows overall that there was a 10.3 % increase in new cases when compared to the same period in 2013
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, including Environment Health, Planning, Housing, Anti-Social behaviour Officers, Vulnerable Adults and Safeguarding Children Teams.

Effect on Strategic Aims

12. This report is helping the Council to deliver an effective enforcement service for Members, Parishes and members of the Public including businesses

Aim 1 - We will listen to and engage with residents, parishes and businesses to ensure we deliver first class services and value for money

Aim 3 - We will make sure that South Cambridgeshire continues to offer an outstanding quality of life for our residents

Background Papers:

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

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