

Report to:	PLANNING COMMITTEE
Relevant Officer:	Tim Coglan, Service Manager, Public Protection
Date of Meeting:	8 th March 2016

PLANNING ENFORCEMENT UPDATE

1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of planning enforcement activity within Blackpool during January 2016.

2.0 Recommendation(s):

2.1 To note the outcomes of the cases set out below and to support the actions of the Service Manager, Public Protection Department, in authorising the notices set out below.

3.0 Reasons for recommendation(s):

3.1 The Committee is provided with a summary of planning enforcement activity for its information.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

Not applicable. The report is for noting only.

4.0 Council Priority:

4.1 Not applicable

5.0 Background Information

5.1 Cases

5.2 New cases

In total, 33 new cases were registered for investigation, compared to 77 received in January 2015.

5.3 Resolved cases

In January 2016, 18 cases were resolved by negotiation without recourse to formal action, compared with 13 in January 2015.

5.4 Closed cases

In total, 29 cases were closed during the month (22 in January 2015). These cases include those where there was no breach of planning control found, no action was appropriate (e.g. due to more effective action by other agencies, such as the police) or where it was considered not expedient to take action, such as due to the insignificant nature of the breach.

5.5 Formal enforcement notices / s215 notices / BCNs

- One enforcement notice authorised in January 2016 (one in January 2015);
- No s215 notices authorised in January 2016 (five in January 2015);
- No Breach of Condition notices authorised in January 2016 (one in January 2015).

- One enforcement notice served in January 2016 (two in January 2015);
- Eight s215 notices served in January 2016 (four in January 2015);
- No Breach of Condition notices served in January 2016 (none in January 2015);

relating to those cases set out in the tables below:

5.6 Enforcement notices / S215 notices authorised in January 2016

Ref	Address	Case	Dates
15/8411	151 Reads Avenue	Unauthorised sub-division of former single ground floor flat used for permanent residential use and its amalgamation with the former ground floor storage area to create 2 no. self-contained flats and use as permanent residential accommodation	Enforcement action authorised 18/01/2016

5.7

Enforcement notices / S215 notices served in January 2016

Ref	Address	Case	Dates
15/8094	19 Wall Street	Poor condition	Section 215 notice issued 18/01/2016. Compliance due 26/05/2016 unless an appeal is lodged with the Magistrates Court by 26/02/2016
15/8288	233-235 Dickson Road	Poor condition	Section 215 notice issued 18/01/2016. Compliance due 26/05/2016 unless an appeal is lodged with the Magistrates Court by 26/02/2016
15/8370	81 Annesley Avenue	Poor condition	Section 215 notice issued 18/01/2016. Compliance due 26/05/2016 unless an appeal is lodged with the Magistrates Court by 26/02/2016
15/8534	17 Bryan Road	Poor condition	Section 215 notice issued 18/01/2016. Compliance due 26/05/2016 unless an appeal is lodged with the Magistrates Court by 26/02/2016
14/8378	247 Central Drive	Poor condition	Section 215 notice issued 20/01/2016. Compliance due 01/06/2016 unless an appeal is lodged with the Magistrates Court by 01/03/2016
15/8212	53a Albert Road	Poor condition	Section 215 notice issued 20/01/2016. Owners complied immediately
15/8586	First Floor Flat, 70 St Annes Road	Poor condition	Section 215 notice issued 20/01/2016. Compliance due 29/03/2016 unless an appeal is lodged with the Magistrates Court by 29/02/2016
14/8664	14a Miller Street	Poor condition	Section 215 notice issued 29/01/2016. Compliance due 07/06/2016 unless an appeal is lodged with the Magistrates Court by 07/03/2016
15/8399	35 Maplewood Drive	Unauthorised erection of a boundary treatment consisting of close boarded wooden fencing adjacent to a highway, namely Melton Place, exceeding one metre in height	Enforcement notice issued 25/01/2016. Compliance due 07/05/2016 unless an appeal is lodged with the Planning Inspectorate by 07/03/2016

Does the information submitted include any exempt information?

No

5.8 List of Appendices:

None

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None