

Report to:	Planning Committee
Relevant Officer:	Tim Coglan (Service Manager, Public Protection)
Date of Meeting	8 th September 2015

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 July 2015.

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

New cases

In total, 82 new cases were registered for investigation, compared to 81 received in July 2014.

Resolved cases

In July 2015, nine cases were resolved by negotiation without recourse to formal action, compared with four in July 2014.

Closed cases

In total, 38 cases were closed during the month (16 in July 2014). 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.

5.2 Formal enforcement notices / s215 notices / BCNs

- One enforcement notice authorised in July 2015 (none in July 2014);
- Three s215 notices authorised in July 2015 (none in July 2014);
- No Breach of Condition notices authorised in July 2015 (none in July 2014);

relating to those cases set out in the table below:

- No enforcement notices served in July 2015 (two in July 2014);
- One s215 notice served in July 2015 (four in July 2014);
- No Breach of Condition notices served in July 2015 (none in July 2014);
- One Community Protection Notice served in July 2015.

Enforcement notices / S215 notices authorised in July 2015

Ref	Address	Case	Dates
15/8152	Unit 14, Cocker Street Industrial Estate	Enforcement Notice - Unauthorised material change of use of the land affected to use for residential purposes and for the purpose of dog breeding	Authorised 15/07/2015
15/8404	351 North Drive	S215 Notice - Poor condition of property	Authorised 21/07/2015
15/8159	30 St. Chads Road	S215 Notice - Poor condition of property	Authorised 24/07/2015
15/8071	42 Exchange Street	S215 Notice - Poor condition of property	Authorised 31/07/2015

Enforcement notices / S215 / Community Protection Notices served in July 2015

Ref	Address	Case	Dates
14/8573	3 Dorchester Road	S215 Notice - Poor condition of property	Compliance due 24/11/2015 unless an appeal is made to the Magistrates Court by 24/08/2015
15/8316	Land adjacent to 39 School Road	Community Protection Notice	<ul style="list-style-type: none"> • Not to enter Land at 39 School Road; • Cease all commercial activities; • The above is with immediate effect. • Erect agreed fencing (buffer adjacent to 39 School Road); • Remove all materials being stored (including safe removal of asbestos); • Install gate (as per planning permission 14/0892); • Complete fencing to front (as per planning permission 14/0892); <p>Compliance with the above by 20/07/2015</p>

			<ul style="list-style-type: none"> • Undertake desk study to investigate and produce an assessment of the risk of the potential for on-site contamination; • Submit details for foul and surface water drainage arrangements for the site; • Submit details of the finished levels for the development)and any alterations to existing land levels); <p>Compliance with the above by 10/08/2015</p>
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5.3 Does the information submitted include any exempt information? No

None

5.4 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