

Report to:

PLANNING COMMITTEE

Relevant Officer:

Jennifer Clayton, Acting Head of Public Protection and Enforcement

Date of Meeting:

5 September 2023

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, between 1 July 2023 and 31 July 2023.

2.0 Recommendation(s):

2.1 To note the outcomes of the cases set out below and to support the actions of the Acting Head of Public Protection and Enforcement 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.

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

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

4.0 Other alternative options to be considered:

4.1 Not applicable.

5.0 Council priority:

5.1 The relevant Council priority is

- "The economy: Maximising growth and opportunity across Blackpool"
- "Communities: Creating stronger communities and increasing resilience"

6.0 Background information

6.1 Cases

New Cases

In total, 60 new cases were registered for investigation in July 2023.

As at 31 July 2023, there were 336 “live” complaints outstanding.

Resolved cases

In total, 16 cases were resolved by negotiation without recourse to formal action.

Closed cases

In total, 59 cases were closed. These cases include those where there was no breach of planning control found, no action was appropriate, or where it was considered not expedient to take action.

Formal enforcement notices / s215 notices

- Four Enforcement Notices were authorised in July 2023;
- Three s215 notices were authorised in July 2023;
- One Breach of Condition Notice was authorised in July 2023;
- Two Enforcement Notices were issued in July 2023;
- One s215 notice was issued in July 2023.

Notices authorised

Ref	Address	Case	Dates
22/811 4	132 Hornby Road (FY1 4QS)	Unauthorised creation of a roof lift at second floor and removal of the front dormer, and removal of stonework features and windows to front elevation	Enforcement Notice authorised 04/07/2023
18/836 3	Central Pier, Promenade (FY1 5BB)	Unauthorised use of the land for the siting of an outdoor bar with seating area, decking, balustrading, containers, canopy and	Enforcement Notice authorised 11/07/2023

		boundary treatment	
22/823 3	149 Edgeway Road (FY4 3QZ)	Unauthorised material change of use from a single private dwelling-house, to a self-contained holiday let	Enforcement Notice authorised 17/07/2023
21/823 8	6 Braithwaite Street (FY1 2HS)	Unauthorised creation of a balcony at first floor level with patio door access on rear elevation	Enforcement Notice authorised 26/07/2023
22/825 0	126 Watson Road (FY4 2BP)	In breach of conditions 3 & 4 on Prior Approval 19/0804 – frontage not in accordance and no dwarf wall	BCN authorised 10/07/2023
22/815 0	18 York Street (FY1 5AQ)	Poor condition of property	S215 Notice authorised 04/07/2023
22/815 7	33 York Street (FY1 5AQ)	Poor condition of property	S215 Notice authorised 04/07/2023
23/826 3	13-19 Deansgate (FY1 1BN)	Poor condition of property	S215 Notice authorised 06/07/2023

Notices issued

Ref	Address	Case	Dates
20/811 6	59 Springfield Road (FY1 2BA)	Poor condition of property	S215 Notice issued 25/07/2023, and due for compliance by 04/01/2024 unless an appeal lodged at court by 04/09/2023
20/809 8	Moreton Grange, Division Lane	Unauthorised use of land adjacent to Fernbank, Division	Enforcement Notice issued 21/07/2023, and due for compliance by

		Lane (known as Moreton Grange) for residential purposes	28/11/2023 unless an appeal lodged at PINS by 28/08/2023
22/8470	7 Webster Avenue (FY4 3LJ)	Unauthorised material change of use from a single private dwelling-house, to a self-contained holiday let	Enforcement Notice issued 24/07/2023, and due for compliance by 01/10/2023 unless an appeal lodged at PINS by 01/09/2023

6.2 Does the information submitted include any exempt information? No

7.0 List of Appendices:

7.1 None.

8.0 Financial considerations:

8.1 None.

9.0 Legal considerations:

9.1 None.

10.0 Risk management considerations:

10.1 None.

11.0 Equalities considerations and the impact of this decision for our children and young people:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/external consultation undertaken:

13.1 None.

14.0 Background papers:

14.1 None.