

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM 8
22 APRIL 2014	PUBLIC REPORT

Cabinet Members responsible:	Councillor Cereste - Leader of the Council and Cabinet Member for Growth, Strategic Planning, Housing, Economic Development and Business Engagement	
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PLANNING COMPLIANCE QUARTERLY REPORT ON ACTIVITY & PERFORMANCE JANUARY TO MARCH 2014

RECOMMENDATIONS	
FROM : Director of Growth and Regeneration	Deadline date : April 2014
That Committee notes past performance and outcomes.	

1. PURPOSE AND REASON FOR REPORT

1.1 It is useful for Committee to look at the Planning Service's planning compliance performance and activity and identify if there are any lessons to be learnt from the actions taken. This will help inform future decisions and potentially reduce costs. This report is presented under the terms of the Council's constitution Part 3, delegations section 2 para 2.5.1.4.

2. TIMESCALE.

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	n/a
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3. MAIN BODY OF REPORT

3.1 In the last quarter of 2013/4 a total of 147 service requests were received (usual average, 150 cases per quarter). Taking into account the number of cases closed over the period (167 cases) as at 31 March 2014 there were 198 live cases being investigated / in the process of being resolved.

3.2 The Technical Services Team acknowledged 99% of new service requests within 3 working days this quarter, well above the target of 80% and 97% of initial site visits were made within 7 days of the service request being received.

3.3 A total of 11 enforcement notices were issued in the quarter and 8 enforcement notices issued in previous quarters have been checked and were found to have been complied with.

3.4 There were 3 less cases received than the quarterly average of 150. The number of cases closed was 17 above the quarterly average. There was 1 successful prosecution case, a breach of TPO, this quarter.

3.5 Please see the attached Appendix 1 for further details of the Planning Compliance Team Quarterly Report on Activity and Performance.

4. **IMPLICATIONS**

4.1 **Legal Implications** – There are no legal implications relating to this report on performance, although the enforcement process itself must have due regard to legal considerations and requirements.

4.2 **Financial Implications** – This report itself does not have any financial implications

APPENDIX 1

INFORMATION ITEM: PLANNING COMPLIANCE TEAM QUARTERLY REPORT ON ACTIVITY & PERFORMANCE – Qtr 4 (Jan-March 2014)

Description	No.	Comments
Complaints Received	147	<i>The number of cases received was 3 below the average for a quarter</i>
Complaints Resolved (cases closed as % of cases received)	167 (113.61%)	<i>The number of cases closed was 17 above the average for a quarter and we closed 20 more than we received</i>
Complaints on Hand/Pending	198/141	Cases on hand has fallen by 37 since Last Quarter and the number of cases pending has risen by 14.

Enforcement Notices Served

Type of Notice	No.	Comments
Breach of Condition Notice	1	Not complying with one or more conditions
Planning Contravention Notice	1	Requisition for information
Operational Development Notice	4	Physical building works
Change of Use Notice	3	Unauthorised use is required to end
Advert Action Notice (28 days)	2	Requires removal of unauthorised advert
Total Notices Served	11	

Enforcement Notices Complied With

Type of Notice	No.	Comments
Breach of Condition Notice	1	Not complying with one or more conditions
Section 215 Notice	1	Untidy land or buildings
Planning Contravention Notice	2	Requisition for information
Operational Development Notice	3	Physical building works
Change of Use Notice	1	Unauthorised use is required to end
Total Notices Complied with	8	

Court Action Agreed

Type of Notice	No.	Comments
None		

Prosecutions

Type of Notice	No.	Comments, including cost awards
Breach of TPO	1	The occupier was fined £500 plus £50 victim surcharge and the Council received a full costs award of £525.25. The occupier has to pay a total of £1075.25.

Performance Measures

	Description	% / Time	Comments
	% of cases closed within 8 weeks if No Breach found.	75%	1% less than last quarter - Target of 80%
	Average time (weeks) to resolve all cases closed last quarter.	28 weeks	Down by 16 weeks
LPI	% of complaints acknowledged within 3 working days.	99 %	1% more than last quarter - Target of 80%

LPI	% of site inspections carried out within 7 days of acknowledgement.	97 %	6% more than last quarter - Target of 80%
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Cumulative Compliance Performance			
Description	Target	This quarter	Yearly average
Enforcement cases closed within 8 weeks if no breach found.	80% within 8 weeks	75 %	82 %
Acknowledgement of enforcement complaints.	80% within 3 working days	99 %	97 %
Enforcement site visits carried out within 7 days of acknowledgement.	80% within 7 days	97 %	96 %

Notable Cases

- i) 13/00095/ENFAD (13/00706/ADV - Appeal of Refusal dismissed) Advert removed
- ii) 13/00230/ENFTR 14 The Drive - Breach of TPO prosecution.
- iii) 14/00007/ENFREP 1035 Lincoln Road - Car repairs/sales/storage Breach Remedied
- iv) 14/00054/ENFBCN 42 Thurning Avenue - Care Home Breach of condition Remedied
- v) 14/00053/ENFBCN Vawser Lodge - Mud on Road Breach Remedied
- vi) 14/00090/ENFACC Ravensthorpe Primary School - Mud on Road Breach Remedied