

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM 6
5 SEPTEMBER 2017	PUBLIC REPORT

Cabinet Members responsible:	Councillor Hiller - Cabinet Member for Growth, Planning, Housing and Economic Development	
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PLANNING COMPLIANCE QUARTERLY REPORT ON ACTIVITY & PERFORMANCE APRIL TO JUNE 2017.

R E C O M M E N D A T I O N S	
FROM : Director of Growth and Regeneration	Deadline date : September 2017
That Committee notes past performance and outcomes.	

1. PURPOSE AND REASON FOR REPORT

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

Quarter 1 Outcomes

- 3.1 In the first quarter of 2017/18 we received a total of 130 service requests (we usually average 150 cases per quarter). Taking into account the number of cases closed over the period (161 cases) as at 30 June 2017 we had 145 live cases being investigated / in the process of being resolved. The Technical Services Team acknowledged 97% of new service requests within 3 working days this quarter, well above the target of 80%. 97% of initial site visits were made within 7 days of the service request being received, again well above the 80% target. A total of 3 enforcement notices were issued in the quarter. 2 enforcement notices fell due within the quarter and have been complied with. There were no enforcement notices issued in the previous quarter that have not been complied with on time.
- 3.2 No Court Action requests in relation to enforcement cases were made this quarter.
- 3.3 No prosecutions have been sought this quarter either.
- 3.4 Please see the attached Appendix 1 for further details of the Planning Compliance Team Quarterly Report on Activity & 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.

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

Human Rights Act – This report itself has no human rights implications but the enforcement process has due regard to human rights issues.

Human Resources – This report itself has no human resources implications.

ICT – This report itself has no ICT implications.

Property – This report itself has no Property implications.

Contract Services – This report itself has no Contract Services implications.

Equality & Diversity – This report itself has no Equality and Diversity Implications, although the enforcement process has due regard to such considerations.

APPENDIX 1

INFORMATION ITEM: PLANNING COMPLIANCE TEAM QUARTERLY REPORT ON ACTIVITY & PERFORMANCE – (April to June 2017)

Description	No.	Comments
Complaints Received	130	Down from 152. The number of new cases has fallen by 22.
Complaints Resolved (cases closed as % of cases received)	161 (123.8%)	Up from 142. The number of cases closed has risen by 19.
Complaints on Hand/Pending	145/126	Cases on hand down by 24 and cases pending down by 14.
Reasons Cases Closed	No	Comment
Development de minimis	3	Down 1
Development older than four years	6	Up 4
Breach confirmed - action not authorised	3	Down 4
No breach found	77	Up 10
No development established	4	Up 3
Permitted development	12	Up 4
Permission granted	18	Up 5
Breach remedied	30	Up 3
Not expedient	0	Down 2
Breach mitigated	3	Up 2
Would Grant Planning Permission	5	Up 1
Total Closed	161	Up 19 from 142
Enforcement Notices Served		
Planning Contravention Notice	2	17/00221/ENFCOU 922 Bourges Boulevard use of outbuilding as a dwelling 15/00273/ENFCOU 48 Jubilee Street Woodston use of workshop as a dwelling
Advert Removal Notice	1	17/00106/ENFAD 192 Park Road
Total Notices Served	3	Same as last quarter

Enforcement Notices to be served Within the Quarter		
Type	Due	Comment
Breach of condition Notice	2	17/00108/ENFACC 21-23 Westgate remove additional lighting 17/00080/ENFCOU Parkers Bakers Lane. End car wash
Breach of condition Enforcement Notice	1	16/00033/ENFBCN 417 Lincoln Road Revisions to extension
Total Notices to be served	3	Up from 0 in the last quarter

Enforcement Notices Due and Complied With in the Quarter		
Type	No	Comment
Planning Contravention	1	15/00273/ENFCOU 48 Jubilee Street

Notice		
Change of use Notice	1	16/00539/ENFCAR 202A Lincoln Road
Total Notices Complied with	2	Up from 0 in the last quarter

Other Enforcement Notices Complied With in the Quarter		
Type	No	Comment
Listed Building Enforcement Notice	1	16/00208/ENFACC Elms Farm Wittering
Planning Contravention Notice	1	16/00382/ENFFLA 52 Eastfield Rd
Operational Development Notice	2	14/00492/ENFOTH 73 Cromwell Road 16/00208/ENFACC Elms Farm Wittering
Change of Use	1	16/00171/ENFREP 73 Gladstone St
Breach of Condition	1	15/00553/ENFBCN 187 Lincoln Road
Total Notices Complied with	6	Up 4

Enforcement Notices Due but Not Complied Within the Quarter		
Site	Date Due	Comments
Total	0	Down 2 from last quarter

Other Notable Outcomes	
13/00269/ENFCOU Caravans at Land South East Of Nine Bridges Glington	Enforcement action pending until appeal against 2 nd refusal of permission has been decided
16/00069/ENFMON. Parking provision at 142 Cobden Avenue, Millfield Peterborough, PE1 2NU	Owner has issued a notice to quit on his tenant and will remedy breaches when he has possession of the property
15/00307/ENFOTH Skateboard ramp at Compass Barn Ufford	Appeal re Notice dismissed. Site visit due 13.09.2017

Court Action Agreed		
Failure to comply with enforcement notice. Summons Issued		
Total	0	No change from last quarter
Prosecutions		
Total	0	No change from last quarter

Performance Measures			
	Description	% / Time	Comments
	% of cases closed within 8 weeks if No Breach found.	81	Up 3% Target of 80%
	Average time (weeks) to resolve all cases closed last quarter.	14	Up 2 weeks No Target
LPI	% of complaints acknowledged within 3 working days.	97%	Down 3% Target of 80%

LPI	% of site inspections carried out within 7 days of acknowledgement.	97	Down 1% Target of 80%
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Notable Cases

No	Address	Reason	Notes
17/00199/ENFREP	7 Knights Mews Fletton Peterborough PE2 8SL	Councillor Car repairs	Monitoring. No activity seen recently.
17/00204/ENFMOB	Land S/E Of Nine Bridges Glinton	Councillor Travellers encampment	Site Vacated and case closed as remedied 28.06.2017
17/00208/ENFACC	79 Dickens Street Eastfield	Councillor Not in accordance with a permission	Closed as No Breach Found 16.06.2017
17/00213/ENFOTH	20 Gunthorpe Rd Gunthorpe	Councillor Removal of trees and fencing	Closed as PD 22.05.2017
17/00246/ENFCAR	122 Peveril Road Millfield	Councillor Car sales	Closed as No Breach Found 12.06.2017
17/00247/ENFCAR	133 Peveril Road Millfield	Councillor Car sales	Closed as No Breach Found 12.06.2017
17/00259/ENFOTH	English Drove Thorney	Parish Council hardcore is being put down	Application 17/01432/FUL submitted
17/00260/ENFOTH	8 Langford Buildings Alexandra Road	Councillor Building works	Closed as No Breach Found 16.06.2017
17/00261/ENFCOU	Baltia Stores 148 - 150 Huntly Grove	Councillor Change of shop to café with outdoor seating	Closed as Remedied 18.08.2017
17/00271/ENFGAR	24 Lincoln Road	Councillor Building in garden	Preparing enforcement action
17/00286/ENFAD	Old Library 42 Broadway	Councillor Banners adverts	Closed as Remedied 15.08.2017
17/00312/ENFBCN	Land adjacent Williams Close Newborough	Councillor Noise and vibration	Closed as No Breach Found 26.07.2017
17/00310/ENFACC	6 Winsor Crescent Hampton Vale	Councillor Not in accord with permission	Ground levels correct but awaiting changes to check balcony screening
17/00313/ENFREP	80 Larch Grove Dogsthorpe	Councillor Tent erected as temporary garage	Closed as No Breach Found 20.07.2017
17/00314/ENFOTH	Woodgate Farm Maxey	Parish Council. Alterations to building	Closed as would grant PP 24.07.2017
17/00321/ENFREP	84 Sycamore	Councillor	Closed as No

	Avenue Dogsthorpe	Car repairs	Breach Found 28.07.2017
17/00341/ENFEXT	20 Exeter Road	Councillor Extension	Closed as Di minimis 11.08.2017
17/00343/ENFACC	20 Peakirk Road Glinton	Councillor Not in accord with PP	Closed as No Breach Found 16.08.2017
17/00347/ENFBUS	72 Reeves Way Eastfield	Councillor Business from home	Closed as No Breach Found 16.08.2017
17/00350/ENFACC	44 Priory Road	Not in accord with PP-Roller shutters	Closed as No Breach Found 21.08.2017