

**Report To:** Planning Committee

**Date of Meeting:** 15<sup>th</sup> October 2014

**Report By:** Head of Planning and Public Protection

**Report Author:** Development Manager

**Title:** Planning Compliance Case Update

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**1. What is the report about?**

The report provides an update for Members on planning compliance cases. The cases included in the attached table are not exhaustive but represent ones which had been authorised at Committee previously. In addition, Officers have included cases they consider are of general interest.

**2. What is the reason for making this report?**

Under the current Planning Scheme of Delegation Officers have been given the authority to progress planning compliance cases under delegated powers. This means that over the last 12 months no reports have been presented to Planning Committee seeking authorisation from Members to take planning enforcement action on specific cases. Officers will liaise directly with local Members on cases in their area before progressing formal enforcement action.

As such, it is felt important to provide Planning Committee with an annual update report on certain cases of note. Members are still able to contact individual compliance Officers direct on individual compliance cases.

**3. What are the Recommendations?**

That Member's note the contents of the report and raise any issues on particular cases with the relevant Officers outside of Planning Committee.

**4. Report details.**

**Background**

Within the Planning and Public Protection Service there are currently 3 Officers involved in Planning Compliance work.

- Wayne Williams (works Wed, Thurs, Fri). Involved primarily in project based work related to service priorities e.g. HMO project, appeal work.
- Jill Daniel (works Mon, Tues, Wed, Thurs). Involved in all planning compliance work focussing on eyesore sites work and other service priority work e.g. Caravan Site Project and Forestry Project.

- Bryn Bolton (works Mon, Tues, Wed, Thurs, Fri). Involved in all planning compliance work across the County.

The Officers above can be contacted on 01824 706727 or via [planning@denbighshire.gov.uk](mailto:planning@denbighshire.gov.uk).

Planning Compliance work can be complex and time consuming. Taking formal action requires thorough investigations into potential breaches of planning control with legal documents needing to be produced.

Officers have to prioritise work and must follow the principles set out in Welsh Government guidance which stipulates that formal action should only be taken as a last resort.

As such, much of their work involves negotiation between complainants and potential contravenors, seeking to resolve an issue without the need for formal action to be taken. Member training sessions have taken place on the subject of planning compliance as it can be a complex and controversial area. Complainants will often feel their issue is a priority and should be dealt with ahead of all others. This is why the Service has developed the eyesore sites list and service priorities in an attempt to focus the Officer time on tackling the most important and harmful issues.

It should also be noted that Officers will focus on resolving untidy land cases as quickly as possible given the links to the corporate priority of Clean and Tidy Streets.

The attached table (**Document 1**) lists a number of cases that Officers have been involved in and is self-explanatory. Members are encouraged to contact the Officers direct should they want more detailed information on particular cases.