

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: 2 DECEMBER 2021
title: PLANNING ENFORCEMENT UPDATE
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: HEAD OF LEGAL AND DEMOCRATIC SERVICES

1 PURPOSE

1.1 To provide committee with an update on planning enforcement.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives - }
- Corporate Priorities - } Consideration of these issues will promote the Council's aim to be a well-managed Council.
- Other Considerations - }

2 BACKGROUND

2.1 As the Local Planning Authority, the Council has responsibility for planning enforcement. At Ribble Valley Borough Council this function sits within Legal Services with the officers working closely to determine what action should be taken in individual cases.

2.2 The Council now has 2 full time Planning and Licensing Enforcement Officers (this having been increased from 1.5 FTE earlier this year). This has had an impact on the volume of complaints which the Council is able to investigate, and the speed in which it does so.

3 ISSUES

3.1 The purpose of this report is to update Members on the volume of enforcement complaints received along with details of action undertaken. A quarterly report will be brought to this Committee.

3.2 This initial report, will include information relating to the period from the beginning of August 2021 (being the date when the additional enforcement officer commenced work with the Council to 19 November 2021).

3.3 At the beginning of this municipal year the Council had 197 live planning enforcement complaints which it was investigating. In the intervening period the Council has been able to investigate and deal with many those complaints either by taking formal action, by an application being submitted or by the it being determined that no action was required. The number of live complaints is now 78. Whilst the volume of complaints received, and matters referred for investigation has continued at a pace; the additional capacity within the department has made it possible to reduce the number of live matters to what is now a manageable number and to provide a much-enhanced level of service.

3.4 As a result of those investigations, the Council has taken significant formal action and has served the following notices since 1 August 2021:

- Planning Contravention Notices – 8
- Enforcement Notices – 3
- Temporary Stop Notices – 1

4. RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – The impact of the additional resources can be seen in the information provided and will continue to be reported on a quarterly basis.
- Technical, Environmental and Legal –
- Political – No implications
- Reputation – Improved resources in this area will enhance the Council's reputation
- Equality & Diversity – no implication identified

5. **CONCLUSION**

5.1 Note the contents of this report.

MAIR HILL

HEAD OF LEGAL AND DEMOCRATIC SERVICES

NICOLA HOPKINS

DIRECTOR OF ECONOMIC
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BACKGROUND PAPERS

For further information please ask for Mair Hill, extension 4418

REF: MJH/Planning Committee/2 December 2021