

PLANNING COMMITTEE – 2 JULY 2019

QUARTERLY ENFORCEMENT ACTIVITY UPDATE REPORT

This report follows on from the report that was presented to Members on 15th January 2019 which highlighted planning enforcement performance during the final quarter of 2018. This report relates to the quarter from 1st January to 31st March 2019 and provides an update on cases where formal action has been taken. It also includes case studies which show how the breaches of planning control have been resolved through negotiation.

This report presents a snap shot on the general volumes of cases received and dealt with as follows:

- Schedule A outlines the enforcement activity during the quarter which captures the overall split to show of the cases investigated, how many are found to be a breach of planning or otherwise.
- Schedule B (separate attachment) sets this (on a pro-rata basis) against the activity over previous quarters). Please note that cases closed exceed, on occasion, cases received as a case received in an earlier quarter may have been closed.
- Schedule C details a summary of formal action taken since the last report was compiled which in this case is for the quarter.
- Schedule D – provides examples of cases where breaches of planning control have been resolved without formal action having been taken.
- Schedule E – Notices complied with.

ENFORCEMENT APPEALS

Given the statistics are now available for 2018, it is timely to update Members on the number of appeals against enforcement notices (including breach of condition notices, untidy land notices etc) served by the Council.

The table below shows the number of appeals lodged since 2015 and the outcome of these. Of note is that the number of appeals received is at an all time high and this year the number of appeals lodged within the first 3 months is as many as were served during the whole of 2017. Appeals are particularly labour intensive for officers particularly through the need to involve legal processes.

ENFORCEMENT APPEALS RECEIVED BY YEAR (NUMBERS & RESULTS)

Year	Numbers of Appeals Lodged	In progress	Dismissed	Allowed	Withdrawn	Split Decision
2015	3	0	3	0	0	0
2016	4	0	1	1	2	0
2017	6	0	3	2	1	0
2018	14	7	4	0	2	1
2019 Q1	6	6	0	0	1	0

The numbers of appeals broadly correlates the number of notices served which is also higher than ever before. The table below shows the percentage of notices appeals averages at around 42% per

year. Clearly, in the trend of increasing notices, this will in turn lead to increases in appeals. It is perhaps unsurprising that appeals against enforcement notices represent such a high percentage given that the parties affected have usually already committed to some form of expense in carrying out the breaches in planning control.

Year	Total Notices Issued	% of Notices Issues Appealed
2015	6	50
2016	14	29
2017	14	43
2018	31	45
2019 Q1	14	50

SCHEDULE A

Table 1

SCHEDULE A: ENFORCEMENT CASES	1 st to 31 st January 2019	1 st to 28 th February 2019	1 st to 31 st March 2019	Totals
Cases Received	32	47	46	125
Case Closed*	30	31	29	90
Notice Issued	5	3	7	15
Notice Complied With	1	1	2	4
Appeal Lodged**	0	3	0	3
Prosecutions/Injunctions	0	0	0	0

** Appeals lodged during Quarter 1, 2019 are:

- **19/00007/ENFNOT** – Belle Vue House, Belle Vue Lane, Blidowrth against the service of an enforcement notice (18/00190/ENF) in relation to development comprising rge erection of a gate and fence along the south/front boundary and an unauthorised structure within front curtilage. *Appeal lodged 12th February 2019 - start date awaited.*
- **19/00012/ENFNOT** - 1 Home Farm Close, Kelham. Appeal against the service of an enforcement notice (18/00400/ENF) served on the 30th January 2019 in relation to the material change of use from C3 dwellinghouse to commercial leisure accommodation which constitutes a sui-generis use. *Appeal lodged 27th February 2019 – start date awaited.*
- **18/00013/ENFNOT** – 8 Home Farm Close, Kelham. Appeal against enforcement notice 18/00401/ENF) served on the 30th January 2019 in relation to the material change of use from C3 dwellinghouse to commercial leisure accommodation which constitutes a sui-generis use. *Appeal lodged 27th February 2019 – start date awaited.*

*It should be noted that ‘case closed’ can include a number of outcomes, which are generally breach resolved (through planning application or removal), no breach identified (not development or permitted development), or that a breach exists but it is not expedient to pursue. Please note that ‘Notice’ for the purposes of these statistics does not include Planning Contravention Notices issued.

Of the cases closed, the reasons for these closures are detailed below in Table 2:

Table 2

Month/Year	Total Number of Cases Closed	No Breach (No Further Action required)	Breach Resolved (through negotiation, permission granted etc)	Breach – No Further Action (as not expedient)	Other (such as Duplicate Case)
January 2019	30	13 (43.33%)	13 (43.33%)	3 (10%)	1 (3.33%)
February 2019	31	15 (48.38%)	8 (25.8%)	7 (22.58%)	1 (3.22%)
March 2019	29	11 (37.93%)	11 (37.93%)	3 (10.34%)	4 (13.79%)
Totals	90	39	32	13	6
Average	30	13 (43.3%)	10.6 (35.3%)	4.3 (14.3%)	2 (6.6%)

SCHEDULE B – SEE SEPARATE SHEET AT END OF THIS REPORT**SCHEDULE C. FORMAL ACTION TAKEN (1st JANUARY TO 31st MARCH 2019)**

Schedule C provides a more detailed position statement on formal action (such as enforcement notices served) since the report performance report was brought before Members. This table does not detail Planning Contravention Notices served.

FORMAL ACTION TAKEN IN JANUARY 2019**Enforcement Ref: 18/00291/ENF**

**Site Address: Land at Gorsethorpe Lane,
Kings Clipstone,
Nottinghamshire**

Alleged Breach: Siting of a Mobile Home**Date Received: 07.09.2018****ACTION TO DATE: Enforcement Notice served on 15th January 2019****Background**

Investigations revealed that a large mobile home has been placed on the land and that this is being used for full time residential occupation by family members of the owner of the land. The lawful use of the land is for agriculture and therefore the has been the following unauthorised developments;

- Operational development including the excavations to enable the siting of the mobile home and the actual placing of the mobile home itself, laying of decking and placing of other miscellaneous items;
- Material change of use of the land for residential purposes.

An Enforcement Notice was served on 15th January 2019 which takes effect on 13th February

2019 and requires the use of the land to cease, the mobile home to be removed, and the site returned to its original condition within 1 year.



Enforcement Ref: 18/00190/ENF

**Site Address: Belle Vue House,
Belle Vue Lane,
Blidworth
Nottinghamshire
NG21 0SF**

Alleged Breach: Erection of gate and fence along frontage of site

Date Received: 13.06.2018

ACTION TO DATE: Enforcement Notice served 15.01.2019 (Appeal Lodged)

Background

Investigations revealed that a fence and set of gates have been erected that surround the property. Both the fence and gates significantly exceed more than 1 metre in height and are positioned immediately adjacent to the back edge of the highway.

Further, it was also noted that an outbuilding has been erected within the front garden of the property.

Planning permission is required for both developments as they do not meet the conditions specified within the relevant 'permitted development' regimes. Efforts to require the breaches to be rectified by negotiation have been unsuccessful and the harm is such that it was considered expedient to take formal action.

An Enforcement Notice was served on 15th January 2019 which takes effect on 13th February 2019 and requires the fence to be reduced to a height of no more than 1 metre and the structure to be removed within 90 days.



Enforcement Ref: 18/00401/ENF

**Site Address: 8 Home Farm Close,
Kelham
Newark
Notts
NG23 5QB**

Alleged Breach: Alleged change of use as holiday lets

Date Received: 17.12.2018

ACTION TO DATE: Enforcement Notice served 30.01.19 (Appeal Lodged)

Background

Enforcement officers continued to receive complaints regarding the traffic and noise disturbance resulting from the use of 8 Home Farm Close in Kelham for short-term accommodation associated with holiday and wedding parties. A Planning Contravention Notice was issued which detailed an untypical useage of the dwelling that was likely to lead to regular disturbances to nearby residents to such a degree that it is no longer considered to be used as a dwellinghouse but rather as a commercial use of its own; 'sui generis'

A planning Enforcement Notice was therefore served in January 2019 requiring the use to cease within 28 days. The Notice has been appealed and is awaiting a start date from the Planning Inspectorate, once a suitable Inspector is available.

Enforcement Ref: 18/00400/ENF

**Site Address: 1 Home Farm Close,
Kelham
Newark
Notts
NG23 5QB**

Alleged Breach: Alleged change of use as holiday lets

Date Received: 17.12.2018

ACTION TO DATE: Enforcement Notice served 30.01.2019 (Appeal Lodged)

Background

Enforcement officers continued to receive complaints regarding the traffic and noise disturbance resulting from the use of 8 Home Farm Close in Kelham for short-term accommodation associated with holiday and wedding parties. A Planning Contravention Notice was issued which detailed an untypical useage of the dwelling that was likely to lead to regular disturbances to nearby residents to such a degree that it is no longer considered to be used as a dwellinghouse but rather as a commercial use of its own; 'sui generis'

A planning Enforcement Notice was therefore served in January 2019 requiring the use to cease within 28 days. The Notice has been appealed and is awaiting a start date from the Planning Inspectorate, once a suitable Inspector is available.

Enforcement Ref: 18/00393/ENF

Site Address: Kelham Hall

Alleged Breach: Breach of condition of 17/02071/FULM

Date Received: 04.12.2018

ACTION TO DATE: Breach of Condition Notice served 30.01.2019

Background

As part of the granting of planning permission for the camping and caravanning use and associated infrastructure at Kelham Hall (reference 17/02071/FULM), condition 06 required the painting of the retrospectively approved security cameras and concrete bases. Enforcement Officers monitored the situation and made the landowner aware of the requirement to comply with the condition; however the condition hasn't been complied with and a Breach of Condition therefore served on the 30th January 2019.

A further site visit found that compliance with the Notice has now been met and the breach of the planning condition resolved.

FORMAL ACTION TAKEN IN FEBRUARY 2019

Enforcement Ref: 18/00404/ENF

**Site Address: Lowdham Cars
Lowdham Road
Gunthorpe
Nottinghamshire
NG14 7ER**

Alleged Breach: Alleged breach of planning permission 18/01465/FUL - number of cars being stored

Date Received: 19.12.2018

ACTION TO DATE: Breach of Condition Notice Served 06.02.2019

Background

A complaint was originally received concerning the use of the land for car sales and the erection of large canopy structures to enable the operation of a car washing business.

In response a retrospective planning application was submitted, 18/00279/FUL, which detailed the retention of the car sales use, a future car wash use but the structures were omitted from the application. In granting the permission conditions were attached which required the removal of the canopies and restricted the number of cars that may be stored to no more than 30 (in accordance with details and a site layout plan submitted as part of the application).

It was noted that the canopy structures were removed from the land within the agreed timeframe.

A complaint was subsequently received that the number of cars being stored/ displayed on the land had exceeded the number permitted by the previous consent. A further application was therefore submitted, ref 18/01465/FUL, which sought to increase the maximum number of cars that may be stored to 50 (in accordance with a revised site layout plan).

A complaint has subsequently been received that the currently permitted limited number of cars has been significantly increased. As the Council considers that the number of cars and layout is unacceptable a Breach of Condition Notice (BCN) was served on 6th February 2019, and requires the number of cars to be reduced to no more than 50 and the site be laid out in accordance with the approved plans by 6th May 2018.

The Notice takes effect on 5th February 2019 and requires compliance 90 days from the date of service.

Enforcement Ref: 19/00010/ENF

**Site Address: Priory Farm
Nottingham Road
Thurgarton
Nottinghamshire
NG14 7GY**

Alleged Breach: Alleged failure to protect trees

Date Received: 14.01.2019

ACTION TO DATE: Breach of Condition Notice Served 06.02.2019

Background

As part of a planning application granting permission for the redevelopment of the site (conversions of barns to residential use and the erection of 3 x new build dwellings) a number of trees were to be retained. The site lies within a Conservation Area.

Complaints were received that the trees to be retained had not been protected with tree protection fencing as was required by Condition 5 of the permission 16/02157/FUL. Given that a) development on site was occurring in close proximity to the trees and b) that an application had also been lodged to remove the trees, it was considered expedient to serve a notice requiring that the trees be protected by the fencing within 28 days.

The tree protection fencing has now been erected (within 1 week of service) and the notice has been complied with.

Enforcement Ref: 16/00126/ENF

**Site Address: Woodside Farm
Nottingham Road
Thurgarton
Nottinghamshire
NG14 7GZ**

Alleged Breach: Unauthorised retention of mobile home contrary to planning condition

Date Received: 13.04.2016

ACTION TO DATE: Enforcement Notice Served 07.02.2019

Background

Planning permission was approved in 2012 for the erection of a agricultural workser dwelling under reference 12/00604/FUL. A condition was imposed that requires the existing mobile home to be removed from the site within 6 months of the first occupation of the

dwellinghouse.

A complaint was made alleging that the dwellinghouse was being occupied, and had been so well in excess of 6 months, but the mobile home had not been removed. Subsequent investigations revealed that not only had the mobile home not been removed but it was being occupied.

In response to ongoing correspondence, a planning application (ref 18/01300/FUL) was submitted to remove condition 9 from the planning permission granted under reference 12/00604/FUL. This application was submitted alongside an application, ref 18/01299/FUL, which sought consent to retain the mobile home which continues to be used in association with the agricultural operation at Woodside Farm.

Both applications were refused as recommended by the Planning Committee earlier this year as the site is located within the Green Belt and the retention of the mobile home would be contrary to both local and national planning policy.

As the mobile home is on site in breach of the planning condition, a Breach of Condition Notice (BCN) was issued on 07.02.2019. The BCN requires the mobile home to be removed from the site within 180 days from the date of service.

FORMAL ACTION TAKEN IN MARCH 2019

Enforcement Ref: 18/00310/ENF

**Site Address: Land at Chapel Farm
Chapel Lane
Epperstone
Nottinghamshire
NG14 6AE**

Alleged Breach: Demolition of building

Date Received: 11.03.2019

ACTION TO DATE: Temporary Stop Notice served 01.03.2019

Background

It was brought to the attention of officers that a traditional barn had been demolished in the Nottinghamshire-Derby Green Belt and was being rebuilt. Planning permission had been granted to convert the barn to residential use but on the basis of its conversion not a new build. A temporary stop notice was served to require the cessation of rebuilding activity in order to allow officers time to establish the facts of the case and determine if further enforcement action is appropriate. Investigations are ongoing.

Enforcement Ref: 18/00271/ENF

**Site Address: 18 Sherwood Avenue
Edwinstowe
Nottinghamshire
NG21 9NE**

Alleged Breach: Erection of an extension

Date received: 27.08.2018

ACTION TO DATE: Enforcement Notice served 20.03.2019

Background

It was brought to the attention of officers that a first floor extension had been erected at the above property and full height doors had been inserted overlooking a neighbours garden. It was established that planning permission was required.



Officers considered that the development had a harmful impact upon the character and appearance of the area by virtue of its design and scale and felt it was a top heavy alien feature which would cause an unacceptable loss of privacy to the neighbours.

An Enforcement Notice was served on 18th March 2019 which takes effect on 20th April 2019 and requires the first floor extension to be removed within 1 year.

Enforcement Ref: 18/00382/ENF

**Site Address: 10 Linden Avenue
Balderton
Newark
Nottinghamshire
NG24 3AT**

Alleged Breach: Untidy LandErection of an extension

Date received: 03.12.2018

ACTION TO DATE: Section 215 Notice (Untidy Land) served

Background

A compliant was received relating to the untidy state of the land and alleging that a haulage business was being operated from the address. Upon inspection it was established that the land was unsightly albeit no evidence was available to prove the haulage use at that time. Despite repeated requests of the owners of the land to cease the use and tidy the land, these requests went ignored.

Therefore a S215 (Untidy Land) Notice was served on 19th March 2019 taking effect on 18th April 2019 requiring the removal of materials, debris and building sacks from the land within 28 days.

Enforcement Ref: 19/00108/ENF

**Site Address: Kelham Hall
Main Road
Kelham
Nottinghamshire
NG23 5QX**

Alleged Breach: Breach of condition 01 of 17/02071/FULM

Date received: 19.03.2019

ACTION TO DATE: Breach of Condition Notice served

Background

Planning permission was granted (17/02071/FULM) on 4th October 2018 for a 5 year temporary permission for improved security and campsite operations comprising a number of elements, many of which were retrospective.

Within 3 months of the date of permission (so by 4th January 2019) the applicant was required to restrict camping and touring caravanning units to a certain area of the site. It also restricted

the number of units to 50 pitches. This was because of heritage harm; the temporary permission was given on the basis of a long standing personal permission that had existed for the District Council to operate from a specific area.

Upon several inspections it was apparent to officers that the camping area had not be restricted to the designated area of the site and was in breach of the condition.

A Breach of Condition Notice was therefore served on 20th March 2019 requiring compliance with the condition within 30 days of the Notice being served.

Enforcement Ref: 19/00346/ENF

Site Address: 29 California Road

Farndon

Newark

Nottinghamshire

NG24 3SB

Alledged Breach: Erection of a balcony

Date received: 25.10.2018

ACTION TO DATE: Enforcement Notice served on 20.03.2019

Background

A compliant was received concerning the erection of a balcony and railings on an existing flat roof extension creating a balcony. The full height doors were installed previously by previous occupiers but never used.

It was established that the development required planning permission and officers considered it resulted in harm through the loss of privacy of neighbouring properties by direct unacceptable overlooking.



Officers were in contact with the owner/occupiers and requested that the balcony and rails be removed within 8 weeks. This request was not complied with. A Notice was served on 18th March 2019 (taking effect on 20th April 2019) requiring the removal of the balcony and rails within 180 days.

Enforcement Ref: 19/00095/ENF

**Site Address: The Seven Oaks
Allesford Lane
Edingley
Nottinghamshire
NG22 8FR**

Alleged Breach: Material change of use of agricultural land for traveller site

ACTION TO DATE: Enforcement Notice served

Background

Noted that a piece of land adjacent to an existing (lawful) traveller site had been incorporated within the traveller site.

As this would be a material change of use to land within the Countryside that the Council would not support a notice was served on 11.03.2019 (taking effect on 11th April 2019) requiring the use of the land to cease, all items to be removed from the land, along with all hardstanding, and the land to be returned to its lawful use, within 56 days.

SCHEDULE D: EXAMPLES OF BREACHES RESOLVED WITHOUT FORMAL ACTION

Formal enforcement action is usually the last resort and where negotiations have failed to produce a satisfactory resolution of a breach of planning control. In the vast majority of cases negotiation, or the threat of formal action, is enough to secure compliance with planning legislation and the following are just a few examples of how officers have resolved breaches through negotiation during the last quarter.

Enforcement Ref: 15/00124/ENF

Site Address: Carlton On Trent Village Hall

Main Street

Carlton On Trent

NG23 6NW

Alleged Breach:

The removal of historical windows and their replacement with white UPVC windows

Status: Case Closed – breach resolved.

Background

Officers were made aware that timber framed windows of historic value had been removed from Carlton-on-Trent Village Hall, and had been replaced with unauthorised UPVC windows. Conservation Officers considered the new windows to be unacceptable on this historic building and the loss of the former windows harmful to appearance of a building which occupies a prominent location within the Conservation Area. The unauthorised windows are shown in Figure 1 below.

The Local Planning Authority drafted and considered issuing a formal Enforcement Notice to secure the reinstatement of windows of a similar specification to those removed without permission. Due to the need to fundraise to replace the windows, formal action was put on hold and communication regularly exchanged between Officers and the owners of the Village Hall. This led to discussions and agreement on satisfactory replacement windows, to be made and installed at the earliest opportunity.

In the first quarter of 2019, Officers received confirmation that the agreed replacement windows had been inserted on the front and side elevations and were ready for inspection. Conservation Officers were satisfied that the replacement windows, shown in Figure 2, met the requirements to cooperatively resolve the breach of planning control without having to resort to formal enforcement action.



Figure 1



Figure 2

Enforcement Ref: 18/00156/ENF

**Site Address:
Aldi Stores Ltd
North Gate
Newark On Trent
Nottinghamshire
NG24 1HD**

Alleged Breach: The erection of a totem pole and billboard advertisements

Date Received: 11th May 2018

Status: Case Closed – breach resolved.

Background

Whilst considering an application for replacement signage at Aldi, North Gate (reference 18/00381/ADV) Officers became aware that the existing billboard hoarding and totem pole advertisement had never received planning consent, despite having been in situ for a number of years. As the planning application was refused, it was considered necessary to seek the removal of the unauthorised advertisement displays.

Correspondence was issued to the Aldi Stores Ltd head office, and the response received confirmed that the billboard would be removed as soon as practicable. Officers re-attended the site in July 2018 and confirmed that the billboard had been removed as requested.

Further enforcement action was withheld pending the determination of an appeal against the Local Planning Authority's refusal of application reference 18/00381/ADV. The appeal against the refused replacement totem pole was dismissed by the Planning Inspectorate in December 2018, and a further request made to the applicants head office for the totem pole to be removed, irrespective of whether further applications were due to be submitted for consideration.

A response was received from the landowners, and the totem pole duly removed from the land in February 2019. Both matters were resolved without having to resort to formal action, and the Conservation Area greatly improved as a result.

Enforcement Ref: 16/00134/ENF

**Site Address: Adams Import Company Ltd
The Painted Elephant
16 Castle Gate
Newark On Trent
Nottinghamshire
NG24 1BG**

Alleged Breach: Banner and support timbers fixed to Listed Building

Date Received: 14.04.2019

Status: Case Closed – breach resolved.

Background

This case brought to the Council's attention specifically referred to the display of a large banner advertisement on the gable wall of the business. Whilst investigating this it was noted that a new (inappropriate) fascia sign has been placed on the front of the building.



The building is Grade II listed.

Officers wrote to the business and requested the removal of the banner, which is unauthorised due to the 'temporary' nature of the advert. This issue of the fascia sign was also raised which is considered to be unacceptable in terms of the harm to the listed building and the wider Conservation Area.

The banner sign was immediately removed.

The applicant then entered into discussions with officers about replacement adverts, including a 'ghost sign' painted on then gable wall and a new fascia sign.

This resulted in applications 18/00901/ADV & 18/00902/LBC being submitted.

Both applications have been approved and a condition has been imposed upon the LBC application to require the removal of the existing unauthorised fascia sign by the 31.03.2019.

The fascia sign has now been removed and the 'approved' advertisement erected. The ENF case has therefore been closed.



SCHEDULE E – NOTICES COMPLIED WITH DURING QUARTER (01.01.2019 – 31.03.2019)

In addition to the two notices complied with that were issued this quarter and detailed within the sections above, two further notices issued previously can also be reported as complied with as follows:

Enforcement Ref: 18/00199/ENF

Site Address:

**19 Bridge Street
Newark On Trent
Nottinghamshire
NG24 1EE**

Alleged Breach: Without Listed Building Consent, the installation of fascia signage

Date Received: 21st June 2018

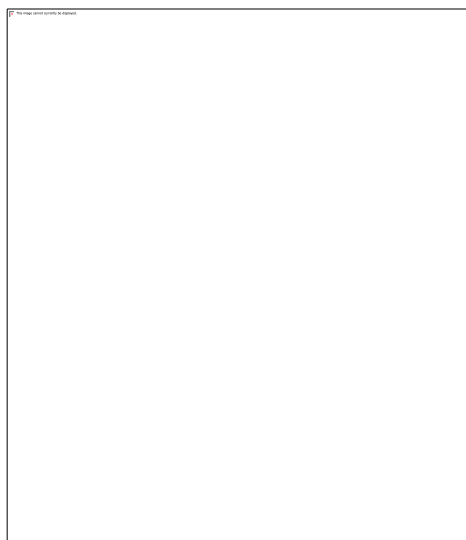
ACTION TO DATE:

Listed Building Enforcement Notice issued on the 3rd August 2018

Listed Building Consent for a revised scheme approved 20th November 2018

Background

The Local Planning Authority was made aware that the new tenant of 19 Bridge Street, a grade II listed building, has installed a basic, uncharacteristic and inappropriate fascia sign without having obtained Listed Building Consent. Letters were issued to the tenant and owner requesting the sign be removed as a priority.



The signage remained in situ following a number of letters, and so a Listed Building Enforcement Notice was served on the 3rd August 2019, giving the required 56 day compliance period. An application for LBC was submitted for consideration after the expiration of the compliance period with the Enforcement Notice. Further warnings were issued making the owner and occupier aware that breaching the Notice constituted a criminal offence, the sign was eventually removed as Officers began to prepare legal proceedings in January 2019.

Further site visits found that the approved scheme has been implemented and the appearance of this prominent grade II listed building improved as a result; a success that the LPA hopes to replicate elsewhere in the town centre.



Enforcement Ref: 18/00240/ENF

Site Address: 48 Mickledale Lane
Bilsthorpe
Nottinghamshire
NG22 8RB

Alleged Breach: Unauthorised erection of large structure/ building in rear garden

Date Received: 01.08.2018

ACTION TO DATE: Planning permission sought retrospectively to retain structure. Application refused and enforcement notice issued. Enforcement notice has been complied with.

Background

Officers initially attended the site and noted that a large detached garage structure had been erected in the rear garden. The building is approx 3-3.5m high and adjacent to the side boundary and therefore required Planning Permission as it exceeded the maximum permitted height that would be 'permitted development'. under Class E.

Officers wrote to the owner Mr Thompson and in response a retrospective application was submitted to retain the structure, despite having been advised against this course of action

given the harmful impacts upon the neighbours.

The application, ref: 18/01752/FUL, was subsequently refused and an Enforcement Notice was issued concurrently. The Notice required the height of the structure to be reduced to no more than 2.5m (max PD height)

Officers subsequently attended the site having been invited to do so by the applicant who claimed to have undertaken the works to comply with the Notice.

Upon attending the site it was noted that the height of the building has been reduced to 2.5m, as required by the Notice.

As the Notice has been complied with the enforcement case has been closed.

RECOMMENDATION

That Planning Committee considers the contents of the report and identifies any issues it wishes to examine further.

Background Papers

Enforcement Case Files

For further information please contact Clare Walker on Extension 5834 or planning@nsdc.info

Matt Lamb
Director of Growth & Regeneration