



Purpose: For Noting

# Committee report

Committee	<b>PLANNING COMMITTEE</b>
Date	<b>5 APRIL 2019</b>
Title	<b>PLANNING ENFORCEMENT PERFORMANCE UPDATE</b>
Report Author	<b>RUSSELL CHICK, PLANNING TEAM LEADER</b>

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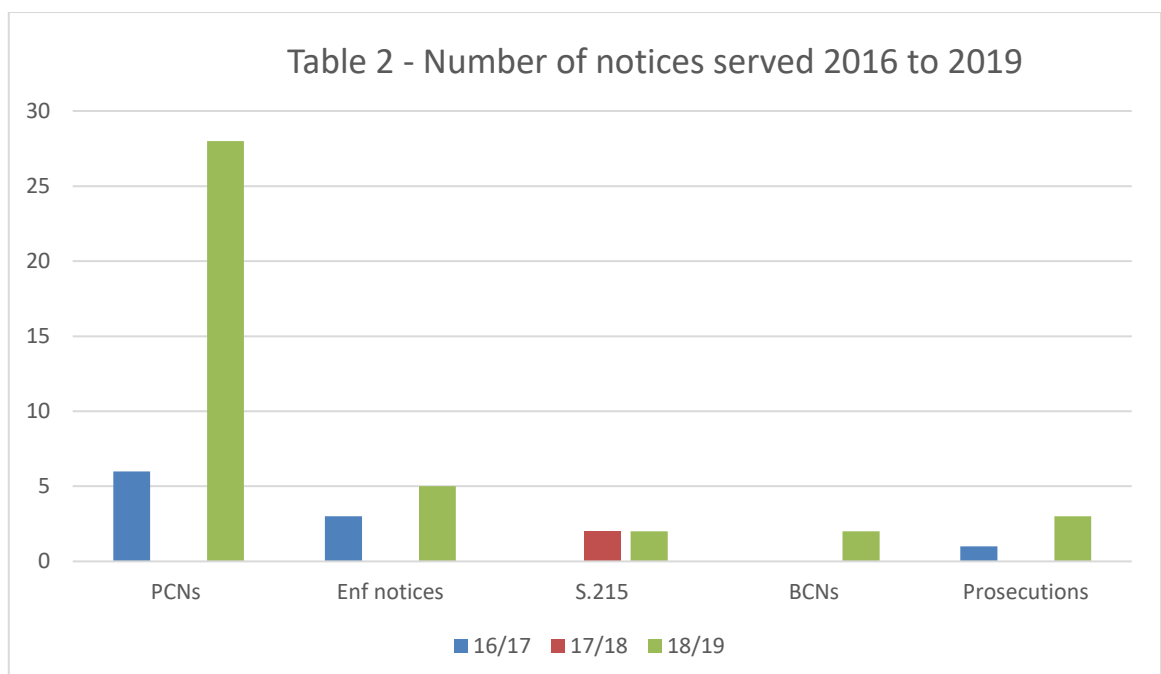
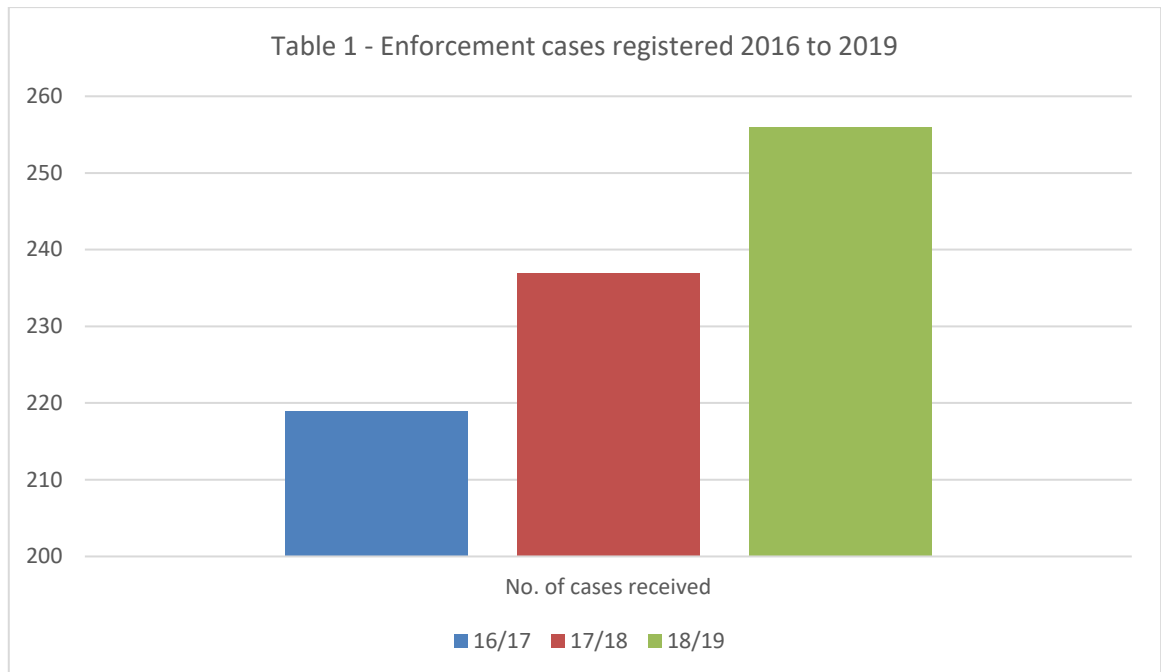
## INTRODUCTION

1. Local Planning Authorities (LPAs) have discretionary powers for taking whatever enforcement action may be proportionate and necessary, in the public interest, in their local area against development which is unauthorised.
2. The IW Council adopted a reviewed Planning Enforcement Policy in July 2015. This report, which is for noting purposes only, aims to provide a brief background summary of the Planning Enforcement Team and reflect on the team's performance over the last 3 years.

## BACKGROUND

3. Between 2015 and September 2018 the enforcement team operated with the following staff;
  - 1x part time senior officer
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  - Overseen by one Planning Team Leader
4. The Planning Enforcement Team receives a large number of allegations of breaches of planning control every year. The exercise of deciding when to take enforcement action is solely a matter for the LPA having regard to all the material planning considerations and the adopted Enforcement Policy.
5. It was apparent to the Planning Leadership Team that additional resource was required to enable an effective planning enforcement function. Therefore, in 2018 a new post of Senior Enforcement Officer was created and appointed to in October. Since then, the effectiveness of the team has increased significantly, demonstrated through the amount of cases that have been progressed to formal action through the service of notices, prosecutions and resolution via negotiation. It is considered that by operating an effective enforcement function, the LPA can be more responsive to enforcement cases, deter landowners from undertaking unauthorised or unacceptable works, protect the Island's urban and rural areas while fostering public confidence.

6. The purpose of this paper is simply to demonstrate that since investment in the service has taken place through an additional full-time Senior Enforcement Officer, the Planning Enforcement Team has become more effective. The statistics below show that while the number of cases received has increased over 3 years, the Team's ability to take formal action has increased. These cases require significant Officer time and legal advice.



7. Moving forward, it is the LPAs intention to begin a project focussed on proactively identifying untidy sites and buildings within prominent towns on the Island. The Planning Service's key priorities tie in with the Council's objectives, set out within the Corporate Plan, and one of those priorities is to 'Ensure that the Council's

planning policies protect and enhance the distinctiveness of the Island's landscape and built environment.'

8. The focus will, in the first instance, be on the Key Regeneration Areas and the identification of sites that may harm the character, appearance and economic function of towns while undermining the pride of the local community. This will aid the aims set out within the Council's draft Regeneration Strategy, which includes the physical regeneration and improvement of the built environment.
9. The LPA will over the next two months finalise the scope of the project, identifying sites and areas within which Officers will seek to resolve untidy sites and buildings through negotiation and where required, formal action. A more detailed paper will be provided to Committee in future months to report on the outcome on formal action or high-profile cases that have been resolved through negotiation.

RUSSELL CHICK  
PLANNING TEAM LEADER