

Committee	Regulatory Planning Committee
Date	16 January 2019
Report by	Director of Communities, Economy and Transport
Subject	Development Management Quarterly Update
Purpose	To inform Members about development management matters relating to enforcement and site monitoring, undertaken under delegated powers for the three month period between 1 October and 31 December 2018.
Contact Officer:	Sarah Iles – 01273 481631
Local Members:	All

SUMMARY OF RECOMMENDATIONS

The Committee is recommended to note the report.

CONSIDERATION BY DIRECTOR OF COMMUNITIES, ECONOMY AND TRANSPORT

1. Enforcement

1.1 In the period between 1 October and 31 December 2018, there were thirteen new alleged breaches of planning control. Of the new cases, eleven were resolved within the reporting period and five older cases were also resolved. Accordingly, the number of sites being investigated or subject to formal action at the end of December 2018 was nine. This represents a decrease of three in the number of cases that were outstanding at the end of the previously reported quarter.

1.2 Appendix 1 of this Report provides details of cases resolved and received within the period 1 October and 31 December 2018, together with details of the status of all current cases. Additional details and information on these cases can be obtained from the relevant officers listed at the end of this Report.

2. Site Monitoring

2.1 Site monitoring of all minerals and waste sites has continued, but has to be accommodated within limited resources and alongside the enforcement service. During the last quarter twenty non-chargeable site monitoring visits were carried out. No substantive breaches of planning control were found to be occurring, and those minor breaches identified during the course of the monitoring visits have been rectified. No chargeable site monitoring visits were undertaken during the last quarter.

2.2 With regard to the overall site monitoring regime, an update to the site monitoring software currently used is undergoing further development. Once finalised and implemented, this will enable a more structured and interactive approach to site monitoring and will allow new planning permissions that are granted to be automatically linked to the site monitoring module which, in turn, will facilitate the more effective and efficient monitoring of the sites.

3. Appeals

3.1 As Members will recall, there was one appeal being dealt with which related to an Enforcement Notice that was served regarding the unauthorised importation, deposit and processing of waste materials (UPVC window frames and doors) at Upper Lodge Farm, The Broyle, Ringmer.

The Notice required the cessation of the activity and the clearance of the site. The appellant appealed on “Ground (a)”: that planning permission should be granted for the activity.

3.2 A Public Hearing with an Inspector from the Planning Inspectorate was held on 9 October 2018, which was attended by officers, the Appellants and other Interested Parties. The Hearing lasted for one day and concluded with a site visit. A decision was issued by the Planning Inspectorate on 22 November 2018, which dismissed the appeal and upheld the Enforcement Notice in its entirety, without any amendments. Following this, the Notice took immediate effect and had to be complied with by 20 December 2018. A further site visit after this date confirmed that the site had been cleared of all waste materials and associated plant/machinery, and the Enforcement Notice therefore fully complied with. This has been a successful outcome to an ongoing enforcement case and has brought the cessation of an operation which was causing harm to the amenity of local residents and was considered to be inappropriate development in a rural location. A copy of the Inspector’s Decision can be found at Appendix 2 of this report.

4. Contact Officers

4.1 Members with any queries about site monitoring or enforcement matters should contact either Sarah Iles (01273 481631) or Robert Shapter (01273 335218). Members with queries relating to County Matter and Regulation 3 applications should contact either Jeremy Patterson (01273 481626) or David Vickers (01273 481629).

RUPERT CLUBB
Director of Communities, Economy and Transport
04 January 2019

Local Members: All

BACKGROUND DOCUMENTS

Current Enforcement, Monitoring, Planning Application and Appeal Files.
MasterGov Database.

