

Committee: **Planning**

Date Of Meeting: **11 November 2009**

Title of Report: **Planning Enforcement Update**

Report of: **Andy Wallis**
Planning and Economic Regeneration Director

Contact Officer: **Jim Alford Telephone 0151 934 3544**

Case Officer: **Peter Evans Telephone 0151 934 3570**

This report contains	Yes	No
Confidential information		✓
Exempt information by virtue of paragraph(s) of Part 1 of Schedule 12A to the Local Government Act 1972. (If information <u>is</u> marked exempt, the Public Interest Test must be applied and favour the exclusion of the information from the press and public).		✓
Is the decision on this report DELEGATED?	✓	

Purpose of Report:

To inform Planning committee of the enforcement workload for the July to September Quarter 2009 and to give an update on the progress of cases where formal action has been taken/authorised.

Recommendation(s):

That the Committee:

- (i) Note the volume of enforcement activity and progress set out in attached schedules
- (ii) Note the areas of outstanding work set out in paragraphs 1- 11 and the action being taken.

APPENDIX

Corporate Objective Monitoring

Corporate Objective		Impact		
		Positive	Neutral	Negative
1	Creating A Learning Community			
2	Creating Safe Communities			
3	Jobs & Prosperity			
4	Improving Health & Well Being			
5	Environmental Sustainability			
6	Creating Inclusive Communities			
7	Improving The Quality Of Council Services & Strengthening Local Democracy			
8	Children & Young People			

Financial Implications

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Departments consulted in the preparation of this Report

None

List of Background Papers relied upon in the preparation of this report

None

APPENDIX

1. Introduction

The following tables show the workload of the Planning Enforcement Team for the third quarter (1 July to 30 September 2009) and briefly first & second quarters. The report also provides a brief overview/summary of statistics and work undertaken and cases of note.

2.

Number of new cases

	July-Sept	Jan-June	Total
Enforcement	193	432	625

Total number of cases received Jan to September, year by year comparison

2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
625	531	544	674	647	607	511	465	423	472	382	396

Notices served

	July-sep	Jan-June	total
Enforcement	4	18	22
Stop	0	0	0
Breach of condition	0	4	4
Section 215	5	4	9
PCN	12	16	28
Section 330	9	17	26
High Hedges	0	0	0

Retrospective applications & fees generated

July-Sept		Jan-June		Total	
Apps	Fees	Apps	Fees	Apps	Fees
28	£17,185	43	£13,020	71	£30,205

Number of cases resolved

Jan-June	July-Sept	Total
369	112	481

Current backlog of uninvestigated cases

TOTAL: 76

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Discharge of conditions applications

	Jan- Jun	Jul - Sep	TOTAL
Applications Received	68	39	107
Decisions Made	73	43	116
Apps with No Fee	12	2	14

Number of Ongoing Applications

TOTAL: 25

Fees

Jan- Jun	July - Sep	TOTAL
£5,411	£2,360	£7771

Number of sites identified for condition monitoring

Jan-June	July- Sept	Total
61	42	103

Number of sites currently being monitored

TOTAL: 83

Number of general written enquiries

Jan-June	July- Sept	Total
26	12	28

Number of cases resolved

TOTAL: 112

High Hedge

Formal complaints (enforcement notice)	0
Information packs sent out	78
On -going cases	2
Fees generated	£160

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3. Members will be aware that as of 1st September 2009 the north & south area teams now operate as one team and this has been reflected in the above figures.
4. The general workload of the enforcement team continues at a high level consisting of the various expected mix of operational developments, material change of uses, domestic, commercial, advertisements, Section 215 complaints and also pro-active, re-active condition monitoring. Additionally the team carry out discharge of conditions, regular pro-active initiatives/projects such as proliferation of illegal adverts, late night hours monitoring, Section 215 work within HMRI areas and High Hedges. Also working in conjunction with the Councils Conservation Team identifying unauthorised works to Listed Buildings and preparing the relevant Listed Building Enforcement Notice to ensure the cessation of any specific breach of planning control
5. The number of complaints received by the team to this third quarter has shown a 20% increase compared to previous years. Four enforcement notices were served this quarter, totalling 22 so far this year. The quality of work being undertaken by planning enforcement officers in terms of good practice, experience, negotiation and investigative skills enable the vast majority of complaints to be resolved in a professional way without recourse to any formal action through the courts.
6. Members will be aware from previous Committee Report that as from 7 April 2008 legislation was introduced that requires Local Authorities to charge a fee for discharge of condition. The fees are £85.00 for commercial applications and £25.00 for domestic. The fee is not per condition but per written request, which could include a number of conditions. The new legislation is now in full effect and applications submitted are mainly dealt with by the enforcement condition monitoring officers and some by planning officers. From January to 30 September a total of 107 applications have so far been submitted bringing a total fee of £7.771.
7. The discharge of Condition applications can in most cases be a long and exhaustive process as some applications are submitted to discharge in excess of 20 conditions for the same fee of £85.00. This can involve a number of site inspections, schemes to submitted and approved, consultation with other departments etc. A decision to approve or refuse the application must be made within 8 weeks or the fee has to be returned to the applicant. Additionally any refusals can be appealed to Planning Inspectorate. Any application must be processed without a fee. In such cases where a fee is not submitted with an application only a written response to the applicant is provided confirming if or not the condition is complied with. No decision notice can be issued without a fee. Consequently, because of the steady increase in the number of DoC applications there has been a reduction in the number of sites being identified for pro-active monitoring by the monitoring/compliance officers.
8. Further pro-active action has been taken against a proliferation of illegal advert displays. On receipt of complaints and following inspections it was found a large number of illegal banner adverts and free standing 'A' board type adverts were being displayed on Ormskirk Road. Almost all the adverts were displayed by companies/businesses outside the Ormskirk Road area. All illegal adverts were removed without recourse to any formal action and follows earlier similar successful pro-active enforcement action against displays on Bridle Road, Heysham Road, Sefton Industrial Estate entrance and Formby Trading Estate.
9. Work in the HMRI areas, being undertaken by the Section 215 Officer has been an ongoing initiative since March 2005. Covering four specific areas, Peel/Knowsley Road, Linacre One, Queens Road/Bedford Road and Waterloo/Seaforth. Recent works in de-fault have been carried out at 9 Shakespeare Street, 122 Gray Street, 2

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Longfellow Street and the Chaucer Vaults, Bootle. Funding for such works in default has been provided by HMRI, generally, with Chaucer Vaults being funded by Step Clever. The registered owners of the Chaucer Vaults, two ladies who live in Ireland, were prosecuted in their absence at South Sefton Magistrates Court on 26 September 2009. They were found guilty for non-compliance with a Section 215 Notice and were each fined the maximum of £1,000 plus £290 costs. This action was taken before any works in de fault was carried out.

10. High Hedges. There remain a constant number of telephone enquiries from the public seeking advice and this generates requests for information packs. In this quarter there have been three initial assessment enquiries which have been investigated and resulted.
11. The Director is satisfied with progress on enforcement work and recommends committee notes the contents of this report and the attached annexe.

APPENDIX

Outstanding Enforcement Cases - By Area Committee

Crosby Area Committee

Ward: *Blundellsands*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
26-28 Holden Road, Waterloo	Del	28/08/2009	N/A		29/10/2009

Section 215 Notice - Untidy Land/Building in Disrepair -req - secure windows/doors with 4mm steel sheeting, replace missing roof tiles, remove all waste materials & leave the land in a clean & tidy condition.

Construction works have commenced to refurbish existing 12 flats,

Consequently, Section 215 notice to be withdrawn

APPENDIX

Outstanding Enforcement Cases - By Area Committee

Crosby Area Committee

Ward: Church

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
24 South Road, Waterloo	del	21/06/2007			21/07/2007

Breach of Condition Notice - req - open premises for business in accordance with approved opening hours of 11.00 pm Sun to Thur & 11.30 Fri & Sat.
Pub premises on South Road
Breach identified on pro-active late night monitoring, premises were open for business beyond approved hours.
Matter referred to legal for prosecution, non-compliance with breach of condition notice.
Proprietor pleaded guilty at North Sefton Magistrates court on 23 October 2008. Fined £600, plus a contribution of £500 towards costs and victim surcharge of £15, total £1,115.00.
Situation being monitored.

55 South Road, Waterloo	del	21/06/2007			21/07/2007
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Breach of condition notice - req - open premises for business in accordance with approved opening hours of 11.00pm Sun to Thur & 11.30pm Fri & Sat.
Hot food take away South Road
planning app submitted to extend opening hours .application refused 2/8/07 no appeal.
BOC notice in full effect
Breach identified on pro-active late night monitoring, premises open for business beyond approved hours.
Matter referred to legal for prosecution non-compliance with breach of condition notice.
Proprietor pleaded guilty at North Sefton Magistrates Court on 23 October 2008, fined £600 plus contribution of £500 towards costs and victim surcharge of £15, total £1,115.00

Situation being monitored.

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Outstanding Enforcement Cases - By Area Committee

Crosby Area Committee

Ward: Church

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
116 South Road, Waterloo	del	24/08/2007	Yes	Dismissed	

Breach of condition notice - requirements hot food take away - open the premises for business only between the hours of 09.00am & 23.00pm Sunday to Thursday & 09.00am and 23.30pm Friday & Saturday.
 Situation being monitored.
 Breach identified on pro-active late night monitoring programme in South Sefton
 Appeal lodged against planning refusal to extend hours, Hearing at Bootle Town Hall 28 May 2008
 Appeal dismissed 18 June 2008,
 BOC comes into full effect.
 Late night pro-active monitoring identified premises open for business beyond approved hours.
 Referred to legal for prosecution.
 Proprietor pleaded guilty on 18 December 2008 at North Sefton Magistrates Court, fined £550, plus council costs of £418 & vitim surcharge of £15.00, total of £989.00

situation being monitored.

62 South Road, Waterloo	del	16/08/2007	n/a		16/09/2007
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Breach of condition notice - requirements - pub premises - open premises for business only between the hours of 9.00am & 11.00pm Sunday to Thursday & 9.00am and 11.30pm Friday & Saturday.
 Situation being monitored.
 Breach identified on pro-active late night monitoring programme in South Sefton.
 Situation being monitored.

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Outstanding Enforcement Cases - By Area Committee

Crosby Area Committee

Ward: Manor

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
23 Hillcrest Road, Crosby	Del	21/09/2009			21/11/2009

Section 215 Notice - Untidy Land/Building in disrepair req - carry out remedial works.
Property is vacant, owner cannot be ascertained.
Works in de-fault to be carried out funded by NRF.
Situation being monitored

The Windmill, Moor Lane, Crosby	del	27/02/2008	No		30/10/2009
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Listed Building Enforcement Notice - req - remove all ground floor windows, porch rear extension & wrap around extension, reinstate all openings on ground floor to their original state.
Remove all upvc windows & replace with timber windows,
property sold at auction, new owner agrees to undertake remedial works.
Listed Building consent approved to remove render,
Situation being monitored.

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Outstanding Enforcement Cases - By Area Committee

Linacre and Derby Area Committee

Ward: *Derby*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
293 Hawthorne Road, Bootle	Del	10/09/2009	No		15/12/2009

Enforcement Notice - req - remove UPVC shop front & replace with timber shop front to match previous.
Property in Derby Park Conservation area.
Situation being monitored.

39 Hawthorne Road, Bootle	Del	04/11/2008	No		04/03/2009
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Section 215 Notice _ Untidy Land - req - Reinstate roof tiles, metal sheeting to windows, carry out remedial works and remove waste materials.
Planning Permission granted 14 Aug 2009 & implemented for single storey rear extension, premises to be refurbished.
215 Notice to be withdrawn.
No further action.

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Outstanding Enforcement Cases - By Area Committee

Linacre and Derby Area Committee

Ward: *Linacre*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
13-15 Seaforth road, Bootle	del	17/09/2009	No		

Section 215 Notice - Untidy land/Building in Disrepair - req - reinstate & paint missing fascia boards, paint roller shutters, remove waste materials & leave the land in a clean & tidy condition.

9 Shakespeare Street, Bootle	Del	24/02/2009	No		24/04/2009
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Section 215 Notice (Building in disrepair) - req - secure all windows & doors with polymer sheeting, remove waste materials & carry out remedial works to property, Owner cannot be traced.
Works in default now completed & funded by HMRI programme.
No further action.

122 Grey Street, Bootle	Del	06/05/2009	No		06/07/2009
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Section 215 Notice - Building in disrepair - req - Secure all windows/doors to vacant property, remove all waste materials & leave land in a clean & tidy condition.
No works undertaken, owner cannot be ascertained, possible works in de-fault.
Works in de-fault now completed, funded by HMRI
no further action.

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Outstanding Enforcement Cases - By Area Committee

Linacre and Derby Area Committee

Ward: *Linacre*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
The Chaucer Vaults, 45 Seaview Road, Bootle	Del	20/10/2008	No		20/12/2008

Section 215 Notice - Building in disrepair - req- secure all window & door openings, carry out remedial works & remove waste materials.
Property now in new ownership & proposals to demolish.
Notice not complied with, referred to legal for prosecution.
Found guilty at South Sefton Magistrates Court on 25 June 2009, fined £1,000, £276 costs & £15.00 criminal surcharge.

Report approved by Committee on 22 July 2009 to carry out works in default, remedial works in excess of £10,000 to be funded by Stepclever.
Works in de-fault now complete - no further action.

Stella Precinct, Seaforth Road., Seaforth	Del	05/06/2009	No		05/11/2009
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Section 215 Notice - Building in Disrepair - req - carry out remedial works to shopping parade inc general maintenance, re-glazing, painting, securing all boarded windows to improve appearance & condition of building.

Works on-going, situation being monitored.

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Outstanding Enforcement Cases - By Area Committee

Litherland and Ford Area

Ward: *Litherland*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
451-455 Stanley Road, Bootle	del	28/01/2009	Yes	Dismissed	10/11/2009

Enforcement notice - req - stop using the premises as a car wash & valetting facility,
appeal dismissed, Enf. Notice comes into full effect.
Situation being monitored.

Outstanding Enforcement Cases - By Area Committee

St Oswald, Netherton and Orrell Area Committee

Ward: *St Oswald*

Site of Unauthorised Development	Date Action Authorised	date of Notice	Appeal Lodged	Decision	Date for Compliance
Manor House Farm, Chapel Lane, Netherton	del	09/07/2009	No		09/12/2009

Listed Building Enforcement Notice - req - remove 16no. UPVC windows & 1 UPVC door & replace with matching timber windows & door. Remove 6no. Timber panelled doors & replace with matching existing doors. Remove pointing to rear elevation & re-point with lime mortar.

Property now has new owners, notice to be withdrawn & re-served on new owners or legal agreement to be put in place.

Outstanding Enforcement Cases - By Area Committee

Sefton East Area Committee

Ward: *Molyneux*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
151 Sherwoods Lane, Aintree	Del	30/01/2009	Yes	Dismissed	15/09/2009

Enforcement Notice - req - Remove the garage outbuilding from front of dwellinghouse.
 Appeal dismissed, garage now demolished.
 No further action.

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Outstanding Enforcement Cases - By Area Committee

Sefton East Area Committee

Ward: *Park*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
Mortons Dairy (Land to the west of), Kenyons Lane, Lydiate	del	22/05/2009	Yes	Pending	

Enforcement Notice - req - cease using the land for dairy purposes, parking & manoeuvring of vehicles, storage of plant & equipment, storage of out of service milk floats & storage of other dairy related items & remove all plant, equipment, milk floats & all other dairy related products.

Appeal lodged, Public Inquiry Bootle Town Hall, 8 & 9 December 2009.

Mortons Dairy (Land to the West of), Kenyons Lane, Lydiate	del	22/05/2009	Yes	Pending	
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Enforcement Notice - req - remove hardstanding & restore land to its former condition, (one of two notices) - Appeal lodged, Public Inquiry Bootle Town Hall 8 & 9 December 2009.

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Outstanding Enforcement Cases - By Area Committee

Formby Area Committee

Ward: *Harington*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
56 Bushbys Lane, Formby	del	02/02/2009	Yes	Dismissed	31/03/2010

Enforcement notice - req demolish tree house & remove all resultant materials.
Appeal dismissed

Barkfield Mansions, 6A Wickes Lane, Formby	del	02/06/2008	N/A		02/07/2008
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Breach of Condition Notice - req - Developer to enter into a Section 106 Planning Obligation.
Matter on going, currently ascertaining new address of owner.

APPENDIX

Outstanding Enforcement Cases - By Area Committee

Formby Area Committee

Ward: *Ravenmeols*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
Lady Green Fisheries, Orrell Hill Lane, Ince Blundell	Del	17/09/2009	No		22/12/2009

Enforcement Notice - req - Remove decked area, concrete base & all associated materials, leave the land in a clean & tidy condition.

80 Raven Meols Lane, Formby	Del	05/03/2009	Yes	Dismissed	09/04/2010
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Enforcement Notice - req - demolish porch/hall extension, reinstate bay window, remove concrete pantiles or construct porch/hall in accordance with pp N/2008/0530
Enf Notice upheld.
Situation being monitored.

16-18 Three Tuns Lane, Formby	del	04/08/2008	No		01/12/2008
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Enforcement Notice - req - remove single storey side extension & all resultant materials.
PP now granted for ss extension, works on going.

No further action

Outstanding Enforcement Cases - By Area Committee

Formby Area Committee

Ward: *Ravenmeols*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
35 Brows Lane, Formby	del	09/05/2008	N/A		

Breach of condition notice - req - hot food take away - the premises shall not be open for business outside the hours of 09.00am and 23.00pm Sunday to Thursday & 09.00am and 23.30pm Friday & Saturday.
Situation being monitored.

58 Brows Lane, Formby	del	04/04/2008	Yes	Dismissed	
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Enforcement notice - req - remove roller shutters & associated housing.
Compliance 11th May 2009.
notice not complied with, prosecution proceedings pending.

APPENDIX

Outstanding Enforcement Cases - By Area Committee

Southport Area Committee

Ward: *Birkdale*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
104 Liverpool Road, Birkdale	Del	20/11/2008	N/A		20/12/2008

Breach of Condition Notice - req - Enter into a Section 106 Planning Obligation with LPA.
Owner in process of entering into Section 106 agreement.
Monthly instalment payments agreed.
No further action.

Outstanding Enforcement Cases - By Area Committee

Southport Area Committee

Ward: Cambridge

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
84 Promenade, Southport	Del	31/10/2008	N/A		30/11/2008

Breach of Condition Notice - req - Enter into a Section 106 Planning Obligation with LPA.
 Owner in process of entering into S106 agreement.
 Monthly instalment payments agreed.
 No further action

85 Promenade, Southport	Del	31/10/2008	No		30/11/2008
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Breach of Condition Notice - req - Enter into a Section 106 Planning Obligation with LPA
 Owner in process of entering S106 agreement.
 Monthly instalment payments agreed.
 No further action.

4 Knowsley Road, Southport	Del	04/11/2008	N/A		04/12/2008
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Breach of Condition Notice - req - Enter into a Section 106 Planning Obligation with LPA.
 Monthly instalment payments agreed.
 No further action

Outstanding Enforcement Cases - By Area Committee

Southport Area Committee

Ward: Cambridge

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
21 Argyle Road, Southport	del	04/09/2009			04/11/2009

Section 215 Notice - Untidy Land - req - remove, bricks, concrete blocks, pallets, cabin & caravan, cut back overgrown vegetation & leave the land in a clean & tidy condition. Situation being monitored.

47 Cambridge Road, Southport	Del	31/10/2008	N/A		30/11/2008
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Breach of Condition Notice - req - Enter into a Section 106 Planning Obligation with LPA.
 Owner in process of entering S106 Agreement.
 Monthly instalment payments agreed.
 No further action.

APPENDIX

Outstanding Enforcement Cases - By Area Committee

Southport Area Committee

Ward: *Dukes*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
43 King Street, Southport	del	18/06/2008	Yes	Dismissed	
<p>Enforcement Notice - req - cease using premises as a HMO Compliance 11.4.2009 Only 3 occupants now occupy premises, situation being monitored with EPD.</p>					
41 King Steet, Southport	del	18/06/2008	Yes	Dismissed	
<p>Enforcement notice - req - Cease using premises as a HMO Only 3 occupants now occupy premises. Situation being monitored with EPD.</p>					
165A Lord Street, Southport	del	25/09/2008	N/A		26/10/2008
<p>Breach of Condition Notice - req - enter into a Planning Obligation under Section 106. No Section 106 agreement entered. Matter to be referred to legal for prosecution.</p>					

APPENDIX

Outstanding Enforcement Cases - By Area Committee

Southport Area Committee

Ward: *Dukes*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
1-3 Lord street, Southport	Del	11/05/2009			15/09/2009

Enforcement notice - requirements - demolish raised decked area & guard rails & remove UPVC french doors & re-instate bay window.
Notice to be withdrawn & re-issued.

Kingsway, Promenade, Southport	Del	18/12/2008	Yes		15/07/2009
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Section 215 Notice
Notice complied with. No further action.

53 Eastbank Street, Southport	Del	09/03/2009	No		13/09/2009
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Enforcement Notice - req - Remove roller shutters & associated housing.
new compliance dated 23 sept 2009.

Notice not complied, refer to legal for prosecution

APPENDIX

Outstanding Enforcement Cases - By Area Committee

Southport Area Committee

Ward: *Dukes*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
2A Lord Street West, Southport	Del	19/01/2009			23/10/2009

Listed Building enforcement Notice - req - remove all upvc windows & doors and replace with timber windows & doors in accordance with approved plans N/2006/0610 & N/2008/0611.
Further application submitted and approved , notice reissued with compliance extended to December 2010

Car Park, West Street, Southport	Del	29/06/2009	Yes	Dismissed	30/11/2009
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Enforcement Notice - req - remove metal railings & access gates from the land. appeal against planning refusal.
Appeal dismissed.
Situation being monitored.

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Outstanding Enforcement Cases - By Area Committee

Southport Area Committee

Ward: Kew

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
126 Linaker Street, Southport	Del	04/09/2009	No		02/11/2009

Enforcement Notice - req - remove metal storage container.
Situation being monitored.

162 Hampton Road,, Southport	DEL	20/02/2009	No		20/04/2009
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Section 215 Notice - Untidy Land - req - remove two unroadworthy vehicles and waste materials from the land.
All works complete notice complied with.
No further action.

158 Southbank Road, Southport	del	18/03/2008	Yes	Dismissed	
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Enforcement Notice - req - cease using outbuilding as a dwellinghouse inc remove kitchen & bathroom.
Appeal dismissed but requirements excessive, notice varied to be allowed to retain kit & bathroom
No further action to be taken.

Outstanding Enforcement Cases - By Area Committee

Southport Area Committee

Ward: *Meols*

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
Corkhills 127-133 Fylde Road, Southport	Del	23/01/2009	No		27/03/2009

Enforcement Notice - req - Cease using the land for car sales, remove tarmac surface & reinstate landscaping.
All works on site complete, notice complied with.
No further action.

Outstanding Enforcement Cases - By Area Committee

Southport Area Committee

Ward: Norwood

Site of Unauthorised Development	Date Action Authorised	Date of Notice	Appeal Lodged	Decision	Date for Compliance
137 Bispham Road, Southport	Del	06/01/2009	No		10/04/2009

Enforcement Notice - req - Demolish the garage & resultant materials.
 Works on-going to comply with notice and new planning approval.
 Notice now complied with.
 No further action.

42-42A Hart Street, Southport	Del	22/12/2008	No		22/04/2009
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Section 215 Notice - req - Reinstate front bay window, carry out remedial works and remove all waste materials.
 Notice not complied with, matter referred to legal for prosecution

2 Lesley Road, Southport	Del	18/05/2009	Yes		19/10/2009
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Enforcement Notice - req - remove extraction flu from side of premises.
 PP now granted for a brick chimney to be built around above flu.
 Bld. Regs submission made, works to commence November 2009.
 Situation being monitored.