

Planning Committee

Wednesday 27 October 2010 7.30pm

**Council Chamber
Runnymede Civic Centre, Addlestone**

Members of the Committee

Councillors G B Woodger (Chairman), D W Parr (Vice Chairman), J R Ashmore, Mrs F J Barden, J Broadhead, D A Cotty, J.M. Edwards, J R Furey, Mrs E Gill, Mrs G M Kingerley, C Knight, M T Kusneraitis, Mrs Y P Lay, H W V Meares, and J J Wilson

AGENDA

Notes:

- 1) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- 2) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr B A Fleckney, Administration and Leisure Department, Committee Section, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425620). (Email: bernard.fleckney@runnymede.gov.uk).**
- 3) Agendas and Minutes are available on a subscription basis. For details, please ring Mr B A Fleckney on 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on www.runnymede.gov.uk.
- 4) Public speaking on planning applications only is allowed at the Planning Committee. For details please contact the Administrative Section of the Technical Services Department. **(Tel Direct Line: 01932 425153)** or view the guidance on the Committee web page.
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اردو

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LIST OF MATTERS FOR CONSIDERATION

PART I

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PART II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection

- a) Exempt Information
(No reports to be considered under this heading)
- b) Confidential Information
(No reports to be considered under this heading)

GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
Brownfield land	'Previously Developed Land'. Land which is or was occupied by a permanent (non-agricultural) structure, including the curtilage of the development (therefore includes gardens)
BVPI's	Best Value Performance Indicators. Specified by central government to measure performance on a wide range of Council services
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvement
CIR	Government Circular – document setting out policy which has legal connotations
CLEUD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CLOPUD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development requires planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
CPA	Comprehensive Performance Assessment. An external process to assess the quality of individual Council's Performance (set out in the Local Government White Paper 2001). It brings together evidence from a range of internal and external sources, in addition to an on site inspection, in order to arrive at an overall category
DC	Development Control – the area of planning service that processes planning applications, planning appeals and enforcement work
Design Statement	A design statement is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Structure Plan, Local Plan, Minerals and Waste Plans. Will shortly be replaced by the South East Plan, the Local Development Framework and the Minerals and Waste Frameworks
DTS	Director of Technical Services
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
ES	Environmental Assessment under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD')
GOSE	The Government Office for the South East. This is the local office of the Deputy Prime Minister for the South East region of England
HGV	Heavy Goods Vehicle
LBC	Listed Building Consent
LDD	Local Development Documents – component parts of the LDF
LDF	Local Development Framework. The policy document that will guide development in the Borough up to 2026
LDS	Local Development Scheme - sets out the programme and timetable for preparing LDDs

TERM	EXPLANATION
Listed building	An individual building or group of buildings which require a level of protection due to its architectural interest, historical interest, historical associations or group value
LNR	Local Nature Reserve
Local Plan	The current planning policy document that will be replaced by the LDF
LPA	Local Planning Authority
LSP	Local Strategic Partnership – Leads on the Community Strategy
Material Considerations	Matters which are relevant in determining planning applications
Net Density	As defined in PPG3: Housing. The density of a housing development excluding major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips
PCN	Planning Contravention Notice. Formal notice which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PDG	Planning Delivery Grant. An annual grant from central government which reflects the previous year's performance in delivering planning services
P & I	Policy and Implementation – the area of planning service that produces the Local Development Framework, monitors development and supports the Runnymede Business Partnership and Travel Initiative
PINS	Planning Inspectorate
POS	Public Open Space
PPG	Planning Policy Guidance. This is guidance issued by the Secretary of State detailing National Planning Policy within existing legislation
PPS	Planning Policy Statements. The replacement title for PPG
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community's Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SANGS	Suitable Alternative Natural Greenspaces
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the LDF
SEA/SA	Strategic Environmental Assessment/Sustainability Appraisal – formal appraisal of the Local development Framework
SEEDA	South East England Development Agency
SEERA	South East England Regional Assembly – based in Guildford. Responsible for producing South East Plan
Sec. 106	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
South East Plan	Regional Planning Document produced in draft form by SEERA. Will provide regional planning guidance and housing targets for individual Councils for the period up to 2026
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community's Directive on the Conservation of Wild Birds 1979
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest
Structure Plan	Strategic guidance for the whole county produced by Surrey County Council. Will eventually be replaced by the South East Plan

TERM	EXPLANATION
SUDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"
TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TPO	Tree Preservation Order – where a tree or trees are formally protected and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Use Classes Order	Document which lists classes of use and permits certain changes between uses without the need for planning permission

1. FIRE PRECAUTIONS

The Chairman will read the Fire Precautions which set out the procedures to be followed in the event of fire or other emergency.

2. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

3. MINUTES

To confirm and sign the Minutes of the meeting of the Committee held on 6 October 2010 as a correct record (Appendix 'A' to follow).

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

If Members have an interest in an agenda item please record the interest on the orange coloured form circulated with this Agenda and hand it to the Legal Representative or Committee Administrator at the start of the meeting. A supply of the form will also be available from the Committee Administrator at meetings.

Members who have previously declared interests which are recorded in the Minutes to be considered at this meeting need not repeat the declaration when attending the meeting. Members need take no further action unless the item in which they have an interest becomes the subject of debate, in which event the Member must leave the room if the interest is personal and prejudicial.

6. PLANNING APPLICATIONS (DTS)

A list of planning applications to be determined by the Committee is attached. Officers' recommendations are included in the application reports.

If Members have particular queries or interests in certain applications, the application files will be available for inspection and Officers present from 7.00pm prior to the meeting in the ante room of the Council Chamber. This will be an informal opportunity for Members to see further details of applications and representations and to discuss and clarify issues. Copies of all letters of representation will also be placed on the table in the Chamber prior to the meeting and will be available for inspection by Members.

Background Papers

A list of background papers is available from the Technical Services Department.

7. UPDATE ON TRANSITIONAL ARRANGEMENTS FOR GYPSY/TRAVELLER SITE PROVISION AND ENFORCEMENT – WALNUT TREE FARM AND LITTLE ALMNERS, LYNE (DTS)

1. **Purpose of Report**

1.1 **The Planning Committee on 31 March 2010 considered a wide-ranging report on gypsy/traveller provision in the Borough and also authorised enforcement action at Walnut Tree Farm. This report provides an update to Members on the following areas:**

- (a) **the current issues relating to the provision of sites for gypsies and travellers in the Borough;**
- (b) **the current enforcement situation at Walnut Tree Farm;**
- (c) **the responses to the Planning Committee's invitations for the submission of various temporary planning permissions to provide transitional arrangements for gypsy/traveller sites in the Borough.**

2. The current issues relating to the provision of sites for gypsies and travellers in the Borough

2.1 When the Planning Committee considered the gypsy and traveller provision report on 31 March 2010 there was an adopted Regional Spatial Strategy for the South East of England (known as the South East Plan). In July 2010, the Regional Spatial Strategies were revoked by the Coalition Government.

2.2 The adopted South East Plan 2009 contained no policy on Gypsies and Travellers. A single issue review of the gypsy and traveller accommodation needs in the region was under way. An Examination-in-Public was heard in February 2010. In the light of the revocation of the Regional Spatial Strategies the report on gypsy and traveller provision was not completed and was therefore never issued.

2.3 There is no relevant gypsy or traveller policy in the saved policies of the Local Plan. Consequently, without the South East Plan, the Structure Plan and no relevant policy in the Local Plan, there is no policy guidance in the Development Plan framework for gypsy and traveller provision in the Borough.

2.4 The Council resolved in July 2010 to suspend work on the revised LDF Core Strategy until there was clarity on the impact of revoking the South East Plan. No timescale has yet been established for commencing work on the revised LDF Core Strategy.

2.5 The central thrust of the March 2010 Committee report was ensuring compliance with Government guidance on gypsy/traveller site provision contained within Circular 01/2006. The intentions of Circular 01/2006 are:

- to ensure that gypsies and travellers have fair access to suitable accommodation and community services;
- to reduce the number of unauthorised encampments;
- to increase significantly the number of gypsy and traveller sites in appropriate locations in order to address the under provision in the next 3 to 5 years, ie by February 2011;
- to recognise, protect and facilitate the traditional travelling way of life of gypsies and travellers, whilst respecting the interests of the settled community;
- to help to avoid gypsies and travellers becoming homeless through eviction from unauthorised sites without an alternative to move to; and
- to make enforcement more effective where local authorities have complied with the guidance set out in Circular 01/2006.

2.6 In August 2010 the Coalition Government announced that it would be replacing Circular 01/2006 with new light-touch guidance. It also added that it would be :

- introducing stronger planning enforcement powers to help local authorities deal with breaches of planning control and limited the opportunities for retrospective planning applications;
 - encouraging local authorities to provide, in consultation with the local community, an appropriate number of traveller sites that reflect local and historic demand. Exploring incentives for site provision and innovative ways in which traveller sites can be funded and maintained;
 - co-ordinating action across Government to tackle the discrimination and poor social outcomes faced by Gypsies and Travellers and seeking to remove barriers that are stopping them from taking part in the Big Society.
- 2.7 In May 2010 the Homes and Communities Agency cut £30 million from the Gypsy and Traveller Sites Grant. This cut effectively ends the grant programme for providing new gypsy and traveller sites.
- 2.8 When the Committee considered the March 2010 report there was already a policy vacuum. The only guidance at the time was Circular 01/2006. However, the outcome of the partial review of the South East Plan on gypsy/traveller site provision was awaited. This report was not completed and not issued. Furthermore, the Coalition Government has announced that Circular 01/2006 is to be replaced. This means that the policy landscape on gypsy/traveller site provision is now far more uncertain and unhelpful than it was in March 2010.
- 2.9 Despite this uncertainty with policy, in the interim, it would seem logical for the Council to seek to reduce the unmet demand for gypsy/traveller pitches in the Borough and to comply with the spirit of Circular 01/2006. This interim approach would also reflect local demand as inferred in the latest announcement on gypsy/traveller provision by the Coalition Government (see paragraph 2.6 above). In revoking the Regional Spatial Strategies, the Government's Chief Planner said *"Local Authorities are best placed to assess the needs of travellers. . . . Gypsy and Traveller Accommodation Assessments (GTAA's) have been undertaken by all local authorities and if local authorities decide to review the levels of provision, these assessments will form a good starting point."*
- 2.10 With this in mind, the GTAA for North Surrey was produced in 2006 but the most up to date evidence was submitted to the Examination in Public in February 2010 into the aborted partial review of the South East Plan. It is considered that this interim strategy should use the most up to date evidence which was the figures submitted to the aborted partial review of the South East Plan. At the current time, this seems to be a reasonable starting point. If this approach is adopted, there is currently a requirement for four remaining pitches to be found by 2016 (6 pitches provided at Eden Farm) and 23 additional pitches by 2026 (based on a 3% compound growth rate). This proposed provision of pitches is the same as set out in the March 2010 report.
3. Update on the submission of temporary planning applications
- 3.1 In March 2010 the Committee agreed that four identified sites could provide these 27 additional pitches (identified in paragraph 2.10 above) on a temporary basis and therefore meet the minimum allocation of gypsy sites in the Borough up to 2026. The additional pitches were to be provided in the following way:
- (i) up to twenty pitches on the lawful hardstanding at Walnut Tree Farm adjacent to the authorised gypsy site;
 - (ii) two additional pitches on the authorised gypsy site at Walnut Tree Farm;
 - (iii) two additional pitches at Elm Farm at Lyne Crossing Road, and
 - (iv) three additional pitches at The Paddocks, Lyne Road.
- 3.2 The Planning Committee in March 2010 agreed to invite temporary planning applications from the landowners of these four sites in accordance with Circular 01/2006 (paragraphs 45 and 46). With regard to the two sites at Walnut Tree Farm, (i) and (ii), no temporary planning

applications have been submitted by the landowner. There has been no written response to the two letters sent to the landowner.

- 3.3 Unfortunately, Circular 01/2006 does not state what happens when the local planning authority invite and encourage temporary planning applications to be submitted but this offer is not accepted or acted upon by the landowner. The best the Council can do is to be proactive and invite these temporary applications.
- 3.4 The temporary solution for the intensification and expansion of Walnut Tree Farm from the authorised 20 pitches to potentially 42 gypsy pitches plus the 10 pitches at the adjoining Little Almers site would provide a large concentration of gypsies in the immediate area. In addition, the existing gypsy sites at The Elms in Lyne Crossing Road and The Paddocks in Lyne Road nearby would provide a large concentration in the Lyne area. In accordance with Circular 01/2006 this requires an assessment on the impact on the local settled community and its infrastructure. This is an important issue and one which is most appropriately addressed through the LDF process (the Core Strategy and the DPD on permanent site allocations for gypsy/traveller sites) and once the Coalition Government has announced its new advice on gypsy/traveller sites provision.
- 3.5 For the reasons set out above, it is considered that inviting temporary permissions was the correct approach to adopt. Given the changes to the policy since the last report in March 2010, it is considered that the most appropriate course of action at the current time is to await the Inspector's appeal decision on the enforcement appeals at Walnut Tree and the Coalition Government's update on gypsy/traveller provision before reconsidering the way forward on this issue and how to provide permanent gypsy/traveller pitches in the Borough.
- 3.6 In terms of Elm Farm and The Paddocks, ((iii) and (iv) above), both these sites are owned by Surrey County Council and managed by Runnymede Borough Council. Since March 2010, Officers have been in discussions with the County Council. It is likely that Runnymede will be making two planning applications to the County Council to increase the number of pitches at both of these sites. The County are currently awaiting an electricity report on both these to see if there is sufficient electrical capacity to accommodate the additional pitches thereon.

4. Gypsy and Traveller Sites in Runnymede

- 4.1 The existing authorised gypsy sites in Runnymede providing a total of 67 pitches are set out below:

Elm Farm	15
Little Almers	10
Walnut Tree Farm	20
The Paddocks	15
New Oak Farm	1
Eden farm	<u>6</u>
	67 pitches

- 4.2 In July 2009 the gypsy count found the following unauthorised pitches in the Borough:

111A Almers Road	1
New Oak Farm	1
Willow Farm	4
Walnut Tree Farm	<u>30</u>
	36 pitches

- 4.3 In July 2009 the unauthorised pitches represented 35% of the total number of pitches in the Borough (36/103).

- 4.4 In January 2010 the gypsy count found the following unauthorised pitches in the Borough:

111A Almers Road	1
New Oak Farm	1
Willow Farm	4
Walnut Tree Farm	2
High Trees, Holloway Hill	<u>1</u>

9 pitches

4.5 In January 2010 the unauthorised pitches represented 12% of the total number of pitches in the Borough (9/76). The main difference between the July 2009 and January 2010 counts is that the number of unauthorised pitches at Walnut tree Farm was reduced from 30 to 2.

4.6 The two gypsy pitches identified on the unauthorised part of Walnut Tree Farm were actually within two fixed mobiles (dwellings) on the site and therefore should not have been included within the gypsy count figures. This has been corrected in the most recent gypsy count figures undertaken in July 2010.

4.7 In July 2010 the gypsy count (each pitch having 2 caravans) found the following unauthorised pitches in the Borough:

111A Almnors Road	1
New Oak Farm	2
Willow Farm	5
Walnut Tree Farm	0
High Trees, Holloway Hill	<u>2</u>
	10 pitches

4.8 In July 2010 the unauthorised pitches represented 13% of the total number of pitches in the Borough (10/77).

5. Update on Walnut Tree Farm

5.1 In March 2010 the Planning Committee authorised the serving of three enforcement notices:

- (a) an operational enforcement notice which includes removal of unauthorised dwellings and hardstandings etc;
- (b) a change of use enforcement notice which includes the unauthorised siting of site offices, caravans and cessation of storage yards etc;
- (c) a breach of condition notice for failure to comply with conditions on a planning appeal decision in 2004 and for use of authorised gypsy site by non-gypsies.

5.2 All three notices were served on 1st April 2010. The landowner has appealed against the serving of two of the enforcement notices (a) and (b). A Public Inquiry is set to begin on 9 November 2010 into these two appeals.

5.3 The Council have created two temporary posts in the form of a planning enforcement appeals officer and a lawyer to deal with this Inquiry.

5.4 No appeal can be made against the breach of condition notice (c). The compliance period for this notice is 1 October 2010. If this notice has not been complied with after 1 October 2010, a further report will be prepared for the Planning Committee to consider further action including potential prosecution.

5.5 During a recent site visit in September 2010 it was found that parts of a toilet block on the authorised gypsy site have been converted to form 2 no. x bedsits. This unauthorised development is currently being investigated by the enforcement section. A separate report will be prepared for the Planning Committee to consider this unauthorised development once the enforcement investigation has been completed.

5.6 In August 2009, the landowner had been given one year to comply with the site licence requirements on the authorised part of the gypsy site at Walnut Tree Farm. At a site visit on 7 September 2010 the landowner had failed to complete the necessary works to comply with the site licence. This breach is now being pursued by the Environmental Protection Officers and the Legal section.

6. Little Almnors

- 6.1 In March 2010 the Planning Committee also invited an application to vary the personal condition attached to an earlier planning permission so that this outstanding matter could be regularised.
- 6.2 The landowner has been advised of the Planning Committee's invitation to submit an application to regularise the situation but no response has been received. This breach of condition therefore remains outstanding.
- 6.3 The breach of Condition 1 (personal consent) of planning permission RU.98/0947 and the appeal in July 2000 on Little Almners and the breach of Condition 1 (use of site by gypsies) of the deemed planning permission granted on appeal in January 2004 at Walnut Tree Farm (see paragraph 5.1(c) above) both mean that these long-standing authorised gypsy sites cannot technically be counted as gypsy sites. It is considered imperative that the Council protects its existing authorised sites and resists the loss of these authorised gypsy sites in order to implement a permanent and long term gypsy/traveller strategy in the Borough. It is likely that the forthcoming enforcement appeal at Walnut Tree Farm will touch on these issues. It is therefore recommended that the outcome of the appeal at Walnut Tree Farm is awaited along with the proposed Coalition Government's announcement on gypsy/traveller site provision before any decisions are taken on this issue.

OFFICERS' RECOMMENDATION that –

- i) the Council in accordance with Circular 01/2006 and the evidence given at the aborted partial review of the South East Plan seeks to provide the remaining 4 No. gypsy/traveller pitches by 2016 and an additional 23 No. Gypsy/traveller pitches by 2026 within the Borough as a transitional gypsy/traveller strategy;**
- ii) these figures (4 No. and 23 No. gypsy/traveller pitches) in the transitional gypsy/traveller strategy will be reviewed following the forthcoming Walnut Tree Farm appeal decision and when the Coalition Government replaces Circular 01/2006 to develop a permanent gypsy/traveller strategy; and**
- iii) following the outcome of the Walnut Tree appeal decision, the Planning Committee will reconsider all the outstanding breaches of conditions and enforcement issues at both Walnut Tree Farm and Little Almners.**

(TO RESOLVE)

Background Papers

Planning Committee report dated 31.03.10

8. PROGRESS REPORT – ENFORCEMENT OF PLANNING CONTROL (DTS)

1. Purpose of Report

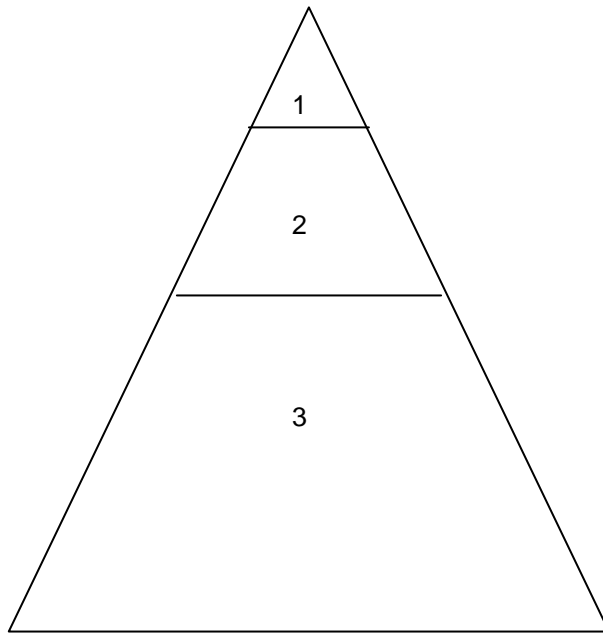
- 1.1 **To keep Members updated on the outstanding enforcement cases where formal enforcement action has been authorised by the local planning authority.**

2. Background Information

- 2.1 The Overview and Scrutiny Select Committee agreed on 7 October 2010 that the Planning Committee should receive the enforcement progress report before the Overview and Scrutiny Select Committee. The Overview and Scrutiny Select Committee will now see the enforcement progress report after the Planning Committee.
- 2.2 As this is the first time the enforcement progress report has been presented to the Planning Committee before the Overview and Scrutiny Select Committee it may be helpful if the enforcement progress report was put in some context.
- 2.3 The enforcement progress list covers those sites where formal enforcement action has been authorised by the local planning authority but for various reasons remain outstanding. Once the

enforcement action has been complied with, this site is removed from the enforcement progress list.

2.4 Diagram 1 below shows the different type of enforcement workload:



2.5 Areas 1 and 2 in the triangle represent the areas covered by the enforcement progress report and have been sub-divided to explain the role of the temporary enforcement appeals officer.

2.6 The Temporary Enforcement Appeals Officer role is defined as Area 1 dealing with some major long-standing complex enforcement sites. The temporary enforcement appeals officer is currently preparing the Council's case for the Walnut Tree Farm Inquiry in November 2010. This will be followed by work on Padd Farm and Woburn Park Farm.

2.7 Area 2 relates to the remainder of the outstanding enforcement sites on the enforcement progress report. These cases are dealt with by the Enforcement Officers.

2.8 In the past two years a tremendous effort has been made to reduce the number of enforcement sites on the enforcement progress report. The table below illustrates the point:

Table 2
Enforcement Progress Report – Outstanding Sites (See Areas 1 and 2 on Diagram)

	<u>March 2009</u>	<u>Sept. 2009</u>	<u>March 2010</u>	<u>Sept 2010</u>
Number of Sites on List	54	45	34	23

2.9 Area 3 relates to the number of formal enforcement complaints which are currently under investigation. The table below sets out the number of enforcement cases currently under investigation:

Table 3

	<u>Jan-March 2009</u>	<u>July-Sept 2009</u>	<u>Jan-March 2010</u>	<u>April-June 2010</u>	<u>July-Sept 2010</u>
Number of New Enforcement Cases	32	40	33	47	58
Total Number of Enforcement Cases Under Investigation	182	160	153	167	180
Number of Enforcement Staff	2	2	2	2	1.6

2.10 It can be seen from the table that the number of new complaints received continues to increase. The total number of cases under investigation fluctuates but in the past six months has increased.

2.11 The current enforcement workload as at 27 September 2010 is 23 (Table 2) plus 180 (Table 3) equals 203 cases. A part-time Enforcement Officer has recently retired leaving one part-time Enforcement Officer (3 days a week) with one full-time Enforcement Officer dealing with this workload.

2.12 The enforcement progress report is attached as Appendix ' B ' .

(FOR INFORMATION)

Background Papers

None

9. PLANNING APPLICATIONS DETERMINED BY DIRECTOR OF TECHNICAL SERVICES (DTS)

A list of planning applications recently determined by the Director of Technical Services under his delegated powers is attached at Appendix ' C ' . If Members have any particular matters they wish to raise, prior notice to the Chairman would be of assistance.

(FOR INFORMATION)

Background Papers

None

10. APPEAL DECISIONS

The Planning Inspectorate has recently determined the appeals mentioned below. Appeal decision (a) is attached at Appendix ' D ' . Appeal decisions (b) and (c) are available for inspection in the Members' Room.

<u>Site/Development</u>	<u>Decision</u>
a) 148 Eastworth Road, Chertsey, – planning appeal regarding a 3m wide vehicular access and dropped kerb with 2 parking spaces within front garden. (RU.10/0455)	ALLOWED
b) 301 and rear of 299 and 303 Green Lane, Chertsey, – planning appeal regarding demolition of 301 Green Lane and erection of 8 chalet bungalows (one pair of 2-bed semi-detached, one pair of 3-bed semi-detached and four 3-bed detached), access road, parking, landscaping and ancillary works (RU.10/0247)	DISMISSED

c) Lime Lodge, Tite Hill, Englefield Green, – planning appeal against a refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order (TPO No.265) (RU.09/1033)	DISMISSED
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(FOR INFORMATION)

Background Papers

Appeal decisions.

11. EXCLUSION OF PRESS AND PUBLIC

If the Committee is minded to consider any of the foregoing reports in private, it is the

OFFICERS' RECOMMENDATION that -

the press and public be excluded from the meeting during discussion of the following reports under Section 100A(4) of the Local Government Act 1972 on the grounds that the reports in question would be likely to involve disclosure of exempt information of the description specified in appropriate paragraphs of Part 1 of Schedule 12A of the Act.

(TO RESOLVE)

PART II

Matters involving Exempt or Confidential information in respect of which reports have not been made available for public inspection.

a) Exempt Information

(No reports to be considered under this heading)

b) Confidential Information

(No reports to be considered under this heading)