

Enforcement Update
Report by Head of Development Management

Summary: This table shows the monthly updates on enforcement matters.

Recommendation: That the report be noted.

1 Introduction

1.1 This table shows the monthly update report on enforcement matters.

Committee Date	Location	Infringement	Action taken and current situation
7 December 2007	South side of Thorpe Island (New Cut)	Unauthorised mooring of vessels	<ul style="list-style-type: none"> • Authorisation to serve any necessary notices following legal advice • Site meeting with Network rail on the 9 April 2010 • Authorisation to take enforcement action following legal advice • Network Rail have been provided boat owner details under Data Protection Act and are writing directly to those concerned • 22 July 2010 Network Rail advises that procedures are underway to send out notices to quit the land • Network Rail issued Trespass Notices w/c 22 November 2010 • Network Rail re-issuing Trespass Notices w/c 17 January 2011
23 April 2010			

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			<ul style="list-style-type: none"> • Network Rail procedures underway • Trespass Notices and Injunctions served • Prosecution underway with trial May/June 2013 • Trial date postponed to 18 July 2013 in Norwich County Court • Trial not completed, adjourned to September 2013 in Cambridge County Court • Due to Court error, trial postponed re-convened to Colchester County Court on 25 October 2013. • Possession granted to Network Rail and trespass mooring to cease
5 December 2008	"Thorpe Island Marina" West Side of Thorpe Island Norwich (Former Jenners Basin)	Unauthorised development	<ul style="list-style-type: none"> • Temporary Stop Notice served on 10 and 11 November 2008 and Enforcement Notice served on 12-11-08 • Compliance required by 11-01-09 • Authorisation granted to initiate prosecution proceedings should compliance not be achieved • Landowner served with a Section 330 Notice on 11 August 2011 • Enforcement Notices served 7 November 2011 on landowner, third party with legal interest and all occupiers. Various compliance dates from 12 December 2011. • Appeal lodged 6 December 2011 • Public Inquiry took place on 1 and 2 May 2012 • Decision received 15 June 2012. Inspector varied and upheld the Enforcement Notice in respect of removal of pontoons, storage container and engines but allowed the mooring of up to 12 boats only, subject to provision and implementation of landscaping and other schemes, strict compliance with conditions and no residential moorings. • Challenge to decision filed in High Court 12 July 2012

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1 March 2013		Further unauthorised development	<ul style="list-style-type: none"> • High Court date 26 June 2013 • Planning Inspectorate reviewed appeal decision and agreed it was flawed and therefore to be quashed. • “Consent Order “has been lodged with the Courts by Inspectorate. • Planning Contravention Notices and S330 Notices served 21 February 2013. Responses awaited • Injunction to be issued, subject to legal advice • Trespass Notices served by Norwich City Council on 4 boats on 3 May in respect of riverside moorings • Site being monitored – 2 boats remain • Appeal to be reconsidered (see appeals update for latest) • Planning Inspector’s site visit 28 January 2014
23 April 2010 21 May 2010	Land at OS4229 at North End, Thurlton	Unauthorised storage of non-agricultural items	<ul style="list-style-type: none"> • Temporary Stop Notice issued on 22 April 2010 • Enforcement action authorised requiring removal of non-agricultural items and other structures and materials from the site. Authority to prosecute and reclaim costs if non-compliance not achieved • Site meeting held 26 May 2010 to discuss options for usage of land. Land owner agreed to remove abandoned vehicles in next 3 weeks. Situation being closely monitored • Land has been partially cleared but vehicles remain • Site visit to be arranged with land owner to discuss options for land usage • Further site visit required • Fencing to screen site constructed under permitted development. Vehicles and other materials remain on-site. • Site being monitored and discussions on going with other regulatory bodies • Stop Notice and Enforcement Notice served on 1 February

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12 October 2012			<p>2011. Environment Agency investigating potential pollution from unauthorised waste storage on the site</p> <ul style="list-style-type: none"> • Compliance to be achieved by 26 April 2011 • Site visit 6 May 2011 showed compliance not achieved. • Further site visit 21 June 2011 showed compliance not achieved • Prosecution papers being prepared • Section 16 Notice served 15 September 2011 as pre-cursor to prosecution • Response to Section 16 Notice advises site cleared. Inspection proposed • Inspection on 26 October showed compliance not achieved • Prosecution request submitted 26 October 2011 • Site visit to be undertaken pursuant to conditional caution. • Conditional Caution issued 8 March 2012 • Compliance with Conditional Caution to be checked • Meeting to be arranged with landowner to discuss compliance • Site visit took place 21 May 2012. Some clearance has occurred • Case subject of review – Report on agenda 12 October 2012 • Authority given to officers in consultation with the Solicitor to explore the feasibility of direct action for failure to comply with the requirements of the Enforcement Notice • Enforcement Notices re-served on 25 February 2013, on advice of Solicitor • Appeal against Enforcement Notice received. Hearing requested. • Written representations appeal in process

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17 August 2012	The Ferry Inn, Horning	Unauthorised fencing, importation of material and land-raising and the standing of a storage container.	<ul style="list-style-type: none"> • Planning Inspector's site visit 8 January 2014
13 September 2013			<ul style="list-style-type: none"> • Authority to carry out any necessary Enforcement Action including the serving of Enforcement Notices subject to consultation with the Solicitor, requiring the removal of fencing, the standing of the storage container and the importation of material and land raising • Seeking voluntary compliance • Enforcement Notices served in respect of fence and storage container 26 October 2012 • Enforcement Notices withdrawn and voluntary compliance being sought. • Site to be inspected to check compliance • Planning Committee agreed <ul style="list-style-type: none"> (i) no further action in respect of land raising and fencing; (ii) gave authority to issue Enforcement Notice in respect of trailer with compliance period of two years • Files closed in respect of land raising and fencing; • Enforcement Notice served in respect of trailer on 25 September 2013. • Compliance required by 6 January 2015
17 August 2012	No. 1 and No.2 Manor Farm House, Oby	Unauthorised work to a Grade II Listed building.	<ul style="list-style-type: none"> • Authority to serve a Listed Building Enforcement Notice if voluntary compliance is not achieved • Authority to seek compliance with the Enforcement Notice through prosecution, if necessary • Seeking voluntary compliance • Meeting with landowner 3 October 2012 • Landowner seeking to have building de-listed • Update on de-listing progress sought from landowner • Application for de-listing being prepared by agent on instructions from landowner

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6 December 2013			<ul style="list-style-type: none"> Formal action in abeyance due to ill health of landowner Authority to serve Listed Building Enforcement Notice with a compliance period of 10 years to ensure Notice registered as a local land charge
7 December 2012	The Old Grainstore, Wainford Road, Bungay	Unauthorised subdivision of property/HMO - Breach of planning permission BA/2008/0270/CU	<ul style="list-style-type: none"> Authority to serve Enforcement Notice to secure removal of unauthorised development if voluntary compliance not achieved Authority to seek compliance with the Enforcement Notice through prosecution, if necessary Section 330 Notices served 13 December 2012 Responses to S330 Notices received Negotiations with landowner over voluntary compliance Further information sought, on advice of solicitor Time and Place meeting held 7 May 2013 Case subject of review Enforcement Notices served 29 July 2013 Written representations appeals in process Inspector's site visit 28 January 2014
4 January 2013	Fleet Farm, Acle New Road, Halvergate	Unauthorised construction of stable without planning Permission.	<ul style="list-style-type: none"> Authority to serve Enforcement Notice to secure removal of stables if voluntary compliance not achieved and to seek compliance through prosecution, if necessary Section 330 Notices served Responses received Final period for compliance given up to 25 June 2013 Enforcement Notice issued 17 September 2013 Application submitted to cover amendments to building Application approved with conditions on 30 December 2013 – works to be completed within 4 months. Enforcement Notice still in place
1 March 2013	Former Piggery	Unauthorised	<ul style="list-style-type: none"> Authority to serve an Enforcement Notice requiring the

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	Building adj to Heathacre, Chedgrave Common	conversion and change of use to residential	<p>removal of the conversion of the building as a dwelling and the restoration of the site to its previous use as an agricultural building, with a compliance period of six months and authority to take prosecution, if necessary;</p> <ul style="list-style-type: none"> that in the event that the proposed enforcement action is outside the time limits set out in section 171B of the Town and Country Planning Act 1990, authority, in consultation with the Solicitor, given to proceed with a planning enforcement order in the Magistrates Court Investigations underway Enforcement Notice issued 1 October 2013 Appeal documents received 8 November 2013. Public Inquiry scheduled for 10 and 11 June 2014. Appeal in progress – See Appeals Update
28 March 2013	Former drainage dyke adjacent to Newlands Caravan Site. Geldeston	Unauthorised installation of mooring platform	<ul style="list-style-type: none"> Authority given for the serving of an Enforcement Notice for the removal of the platform and restoration of the site and to seek compliance through prosecution, if necessary Final period for compliance given Enforcement Notice served 30 August 2013 Appeal in progress with Public Inquiry date set for 13 May 2014 Appeal in progress – See Appeals Update
26 April 2013	Sotshole Broad, Norton Hill, Ranworth	Unauthorised quayheading and walkways	<ul style="list-style-type: none"> Authority for the serving of an Enforcement Notice in consultation with the solicitor, requiring the removal of the quay heading, decking, footpaths, boardwalks and bridges where appropriate and the restoration of the site to the condition prior to unauthorised development, with a compliance period of three months Authority for prosecution only if necessary. Officers in negotiation with landowner and meeting held on

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			<p>site on 5 June 2013</p> <ul style="list-style-type: none"> • Landowner preparing an application • Application received and consultations underway • Application approved with conditions on 7 January 2014.
8 November 2013	J B Boat Sales, 106 Lower Street, Horning	Unauthorised building of new office not in accordance with approved plans	<ul style="list-style-type: none"> • Authority for serving an Enforcement Notice in consultation with the solicitor requiring the removal of a prefabricated building and restoration of site, with a compliance period of three months. Authority to prosecute in the event of non-compliance. • Enforcement Notice served 19 November 2013. • Compliance required by 6 April 2014

2 Financial Implications

2.1 Financial implications of pursuing individual cases are reported on a site by site basis.

Background papers: BA Enforcement files

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Appendices: Nil