

REPORT TO	DATE OF MEETING
Planning Committee	04/01/2017

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SUBJECT	PORTFOLIO	AUTHOR	ITEM
Local Enforcement Plan	Strategic Planning and Housing	Mike Atherton	10

SUMMARY AND LINK TO CORPORATE PRIORITIES

The Local Enforcement Plan (LEP) offers specific guidance as to how South Ribble Borough Council carries out its Planning Enforcement activity, in order for members of the public and Councillors to understand when Enforcement Action can be taken and the processes involved.

Once adopted, this LEP should be afforded significant weight as a material consideration in assessing when Enforcement Action is appropriate.

The LEP links to the corporate priorities of a 'Strong South Ribble in the Heart of a Prosperous Lancashire' in terms of managing growth in a way which benefits local communities; promoting & maintaining high quality public space and environments across the Borough, through effective and efficient services, education, enforcement, community involvement and working with partners; and, seeking to continually improve, ensuring that council services are fit for purpose and customer focused.

RECOMMENDATIONS

That the Committee:

- a) Adopts the Local Enforcement Plan for Enforcement purposes;
- b) Authorises the publication of the Local Enforcement Plan on the Council's website.

DETAILS AND REASONING

The LEP aims to help the public understand the Planning Enforcement service. It sets out the main service areas and explains how the Council carries out its Planning Enforcement activity. It explains what can be done and how we balance demands on our service. It should therefore be taken into consideration from the earliest stages of the Enforcement process of any site, following identification of the initial breach of planning regulations.

Content of the Local Enforcement Plan

The LEP details the Council's priorities for the enforcement of planning control, explains what will be investigated and outlines the Council's discretionary powers with regard to planning enforcement. The plan sets out the priorities for dealing with complaints and clarifies the timescales for response by Enforcement Officers. It also sets out:

- When is planning permission required;
- What is Planning Enforcement;
- The purpose of Planning Enforcement
- Who can complain and how a complaint can be made; and
- What action can the Council take.

Next Steps

Once adopted, this LEP should be publicised on the Council's website & afforded significant weight as a material consideration in determining what Enforcement Action should be taken.

WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these.

FINANCIAL	Officer time on Planning Enforcement work is met from existing budgets however there is no budget provision for other potential Enforcement costs; such as the costs of remedial action, or if an Enforcement Appeal is lost & costs are awarded.		
LEGAL	Preparation of the LEP complies with national planning guidance. Once adopted, it can become a material consideration in the Enforcement process.		
RISK	It is clearly desirable to have a structured and consistent approach to planning enforcement. A failure to do so may result in complaints that we are treating certain individuals more harshly (or for that matter more leniently) than others.		
OTHER (see below)	Equality, Diversity & Community Cohesion - There will be no adverse impacts on equality issues.		
<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>

BACKGROUND DOCUMENTS

Local Enforcement Plan, December 2016