



5th November 2015

REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

Development Management Performance Update Report

1. PURPOSE OF REPORT

To advise Members of the Planning Committee of the latest performance and outcomes regarding development management matters and in particular to: -

- i) The performance figures for applications determined between 1st April and 30th September 2015.
- ii) The decisions made by the Planning Inspectorate on appeals made to the Secretary of State between 1st April and 30th September 2015.
- iii) A progress report of enforcement proceedings.
- iv) An update of Planning Applications 'called-in' by Councillors

2. RECOMMENDATIONS

That the Committee notes the report

3. FINANCIAL IMPLICATIONS

None arising from this report

4. POLICY IMPLICATIONS

Within council policy. All planning applications and enforcement proceedings relate to local and national planning policy and guidance.

5. LEGAL IMPLICATIONS

The briefing of members as to the outcome of individual appeals made by the Planning Inspectorate will enable members to keep abreast of planning issues as may be raised within individual cases. Appeal decisions are material considerations and should be considered in the determination of subsequent applications where relevant.

6. **EQUAL OPPORTUNITY IMPLICATIONS**

None arising from the report. The Development Management service is accredited by an Equality Impact Assessment.

7. **ENVIRONMENTAL IMPACT**

The impact of decisions made by the Planning Inspectorate on the environment is included in decision letters and all planning applications are required to consider environmental issues where material to the proposed development.

8. **WARD(S) AFFECTED**

All.

9. **CONSULTEES**

Officers in Legal Services have been consulted in the preparation of this report.

10. **CONTACT OFFICER**

David Elsworthy - Extension: 4722

11. **BACKGROUND PAPERS**

All published.

David Elsworthy, Head of Planning and Building Control

PLANNING COMMITTEE

5th November 2015

Development Management Performance Update Report

i) Speed of planning applications determined between 1st April to 30th September 2015

(2014/15 equivalent figures in brackets)

Application type	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Out Turn for 2015- 16 to date
a) Major applications Within 13 weeks (Gov't target = 60%) National Average (Qrt 1, 2015) = 78%)	69.23% (75%)	100% (100%)	 (78.5%)	 (100%)	84.62% (92.22%)
b) Minor applications Within 8 weeks (Gov't target = 65%) National Average (Qrt 1, 2015) = 72%)	84.05% (60%)	78.46% (62.07%)	 (68.06%)	 (75%)	81.26% (65.56%)
c) Other applications Within 8 weeks (Gov't target = 80%) National Average within 8 weeks (Qrt 1, 2015) = 83%)	83.52% (86.73%)	56.25% (89.79%)	 (86.3%)	 (87.03%)	69.89% (88.26%)

- 12.1 At 84.62% the number of major applications determined in 13 weeks for the first half of the year significantly exceeds both the government's national target (60%) and average performance for planning authorities (78% in 1st quarter 2015). This performance is therefore excellent and welcomed particularly given the governments introduction of a league table to assess poorly performing authorities' which has seen the threshold raised for major applications from 40% to 50% as part of the governments assessment of underperformance and whether a local planning authority should be placed in designation (intervention with applicants applying

direct to the Planning Inspectorate). This also includes 100% of 'County Matters' determined within 13 weeks as part of the overall major application performance, which is a separate performance measure (same target) introduced last year by government.

- 12.2 81.26% of applications were determined in 8 weeks in the first half of the year in the 'minor' category which significantly exceeds the government set target of 65% and the national average of 78% (in the 1st quarter 2015). At 69.89% performance for the 'others' category represents a very disappointing outcome compared to the government set target of 80% and the national average of 83% (in the 1st quarter 2015). This is due to delays experienced in the validation of applications due to the implementation of the new 'APAS' planning application information management system in July and August which staff had to prioritise to ensure it was fully functioning in order to replace the former 'Headway' system that it has now replaced. Therefore this is seen as an exceptional circumstance and validation of applications have now returned to normal (5 to 6 days).
- 12.3 Overall the performance for the first half of 2015 represents the consolidation of outcomes experienced in 2014/15 which I hope will be sustained and improved further, particularly as the service is working collaboratively with applicants and their agents in order to achieve quality decisions using the extension of time facility that was introduced last year by government.
- 12.4 The continued high level of performance and further customer service development will rely heavily on the retention of staff and the continued use of the existing development management governance arrangements. It will also be influenced by the proportion of new to older applications being determined and the number of applications received. 609 applications have been received in the first half of the year which is comparable (pro rata) with a total of 1223 planning applications received in 2014/15 (which no longer include certificates of lawful use). 1135 applications were received in 2013/14; 1235 planning applications in 2012/13; 1143 applications in 2011/12 and 1136 in 2010/11.
- 12.5 The number of planning applications received needs to be considered against the fact that 71 Prior Approval (permitted development) applications have been received in the first half of the year which is slightly down (pro rata) compared to 151 Prior Approval applications received in 2014/15. These are not included in the planning application figures. 121 Prior Approval applications were received in 2013/14. This therefore continues to see an increase of approximately 18% from 2013/14 and 41% from 2012/13) in the number of Prior Approvals. This reflects the government's changes in legislation by the introduction of more permitted development (subject to prior approval applications) and removing the need to submit a planning application. The majority of prior notifications are for large rear extensions to houses which attract no planning fee but officers still need to administer, check, notify neighbours and determine accordingly. This takes up a considerable amount of officer's time which is compounded if an appeal is received against a decision made.

ii) **Decisions made by the Planning Inspectorate between 1st April and 30th September 2015**

App No.	Address	Proposal	Decision	Officer Rec	Comments
1. 14/1555/FL	38 Gillity Avenue	Raise roof and installation of dormer windows	Dismissed	Refuse	Despite presence of high conifers, these could be removed or die resulting in an unacceptable impact on neighbouring properties by virtue of loss of daylight and outlook.
2. 14/1335/FL	30 High Street, Clayhanger	New semi-detached dwelling	Allowed	Refuse	Although it would appear like an extension the plot is an unusually wide garden at a point where the character of street scene changes. Any small harm to street scene will be outweighed by the provision of a new unit of housing.
3. 15/0031/FL	5-6 Day Street	Amended condition 7 to allow Change of use to A3 restaurant and A5 takeaway	Allowed	Refuse	Despite allowing the appeal a substitute condition was imposed requiring the cessation of the use in five years from date of the decision in order to avoid causing harm to the wider regeneration of the area as part of Gigaport planning approval
4. 14/0900/FL	131 Sneyd Lane	Removal of Condition 4 restricting to ensuite bathroom with obscure glazing	Dismissed	Refuse	Condition is reasonable and necessary in the interests of the living conditions of neighbouring residents by overlooking and loss of privacy.
5. 14/1440/FL	85 Castle Road	Erection of a dwelling	Allowed	Refuse	Although the plot is narrow at the front and the dwelling would be set back the house types and width of plots vary in the surrounding area and the proposed dwelling would not be out of keeping providing adequate garden and off road parking.
6. 14/1795/FL	1 Princep Close Great Barr	Two storey side extension	Dismissed	Refuse	Would appear excessively dominant in the street scene and detrimental to the character of the area due to its, size, design and forward position
7. 14/0756/FL	4 Willows Road	Change of use from one to two retail units and	Dismissed	Refuse	Outside a local centre without any demonstrable local need identified; detrimental to amenity of neighbouring

		new shop fronts			residential properties and detrimental to pedestrian safety by increased use of the access.
8. 14/1661/FL	111 Bridal Lane, streetly	Two Storey side extension	Dismissed	Refuse	Would be detrimental to the character of the area and create a terracing effect as it would be set along the same plane as the existing house without any set back or reduction in roof plane as required by the Designing Walsall SPD.
9. 14/1530/FL	Heath Service Station Lichfield Road	Non compliance with condition 13 hours of use	Dismissed	Refuse	The condition Of 6:00 to 23:00 Monday to Saturday and 7:00 to 23:00 hours on Sundays is reasonable and necessary and that proposed opening 24 hours a day is not justified causing harm to residential amenity of neighbouring properties with regard to noise and disturbance.
10. 14/1356/FL	The Victoria, Victoria Avenue	Creation of garden, smoking shelter, new boundary fencing and reduced parking	Dismissed	Refuse	The continued use of the garden would have a detrimental impact on the amenity of neighbouring residential properties by virtue of noise and disturbance.
11. 14/1053/FL	139 Lichfield Road, New Invention	Conversion of derelict property to form 2 dwellings	Dismissed	Refuse	The proposal would not provide satisfactory living conditions for its occupiers including the lack of sufficient private amenity space
12. 15/0096/FL	14 Wood Lane Pelsall	Erection of boundary wall and fence	Dismissed	Refuse	Would be detrimental to the character of the area due to the height, scale and uncompromising solid form of construction. It would also be detrimental to highway safety due to lack of visibility.
13. 14/1407/FL	40 Wood Lane Pelsall	Retention of an instant garage on drive	Dismissed	Refuse	The large fabric structure is visually intrusive by virtue of its design, size and forward position to the detriment of the character of the area.
14. 15/0204/FL	63 Lichfield Road	Single storey alterations and extensions	Dismissed	Refuse	Although replacing existing structures the proposal would result appear dominant and overbearing when viewed from neighbouring premises and have an unacceptable adverse impact on the amenity of occupiers of No. 60.

15. 14/0847/FL	7 Jesson Road	Demolition of No. 7 and erection of 5 dwellings and garages	Dismissed	Approve	By reason of the proposed access drive the proposed development would not contribute positively to the character of the street scene and would cause harm to highway safety due to the lack of satisfactory visibility.
16. 14/1410/FL	55 Shire Ridge	Part Change of use from residential to Hairdressers	Allowed	Refuse	Due to the small scale and use between 09:00 and 18:00 the use would not cause undue harm to the living conditions of occupiers of nearby properties or harm to local centres. Although some evidence of indiscriminate parking the existing on site and unrestricted on road parking would be sufficient not to prejudice highway safety and provide parking to meet its needs.
17. 14/1863/FL	10 The Meadows, Aldridge	Erection of two detached bungalows	Dismissed	Refuse	The proposed backland development would appear as an unwelcomed visually disruptive intrusion into a generally open and long garden space and would be detrimental to the character of the area. It would also unduly disturb the amenity of occupiers of 8 and 10 by use of the new driveway.
18. 15/0010/FL	27 Charlemont Road	Second storey side extension	Allowed	Refuse	Despite not fulfilling the SPD requirements to be sufficiently set back from the front and side boundary the shallow pitched roof and lower roof line would be sufficiently varied to preserve a visual break.
19. 14/1881/PA AG	Barn 1 Meekes Farm, 75 Pelsall Lane	Proposed change of use of agricultural building to a dwellinghouse	Dismissed	Refuse	The building has been unlawfully adapted and is not one that can benefit from the permitted development rights sought under Article 3(5)
20. 14/1768/FL	10 Highgate Avenue	Side extension and loft conversion.	Dismissed	Refuse	Would be detrimental to the amenity of neighbours to its overbearing nature, height, scale and loss of sunlight
21. 14/1750/FL	8 Highgate, Streetly	New detached double garage	Dismissed	Refuse	The garage would be incongruous and visually prominent being out of keeping with the spacious character of the area

22. 15/0189/FL	258 Whetstone Lane, Aldridge	Two storey side extension and single storey rear extension	Allowed	Refuse	Would not create a terracing effect despite being built up to the boundary of an adjacent lower bungalow and with the small set back and lower roof line would still appear as separate dwellings with the extensions being subordinate to the main house.
Target = 30%			6 appeals not decided in accordance with Councils decision = 27%	6 appeals not decided with officer recommendation = 27 %	Total number of qualifying appeals = 22 (Appeals against non determination, conservation / listed building consent, adverts and those withdrawn are not included).

12.6 The above outcomes show that 27% (6 out of 22) of all the appeal decisions were determined differently to the councils' decisions between 1st April 2015 and 30th September 2015. This is a good outcome so far for this year which out performs our challenging locally set target of 30% and the national outcome figure of 37% for all appeal types in 2014. There are no costs awards relating to any of these appeals.

12.7 The ability of the council to defend a high percentage of its decisions is particularly important as a qualitative performance measure because a local planning authority should be able to defend a high proportion of its planning decisions. This measure featured as a Best Value Performance Indicator until 2007/8 when it was dropped by the Government. However given the importance attached to this measure in the past and given that we have many years experience of collating this information it has been continued as a local performance measure. The government has also included this performance measure for major and recently minor applications (based on 80%) as part of its assessment of poorly performing planning authorities.

iii) Progress on Enforcement Proceedings

12.8 Members will see from the attached table at Appendix A that progress is being made on some cases since the last update report. Inevitably planning enforcement can be extremely slow and frustrating due to the nature of the work and legal and other complexities. However, a significant effort is being made to increase enforcement performance in Development Management with all officers now responsible for enforcement as part of their general casework.

iv) Called in Applications

- 12.9 Planning Committee requested information regarding the number of applications that have been called in and agreed that this should appear in this performance report as a regular item. The table below shows that there have been 14 applications called in so far this year to be determined by committee although this includes the application for 2 Scholars Walk has been to three separate Committees and 31 Foley Road which has been to two committees.

<i>Date of Planning Committee</i>	<i>Called in by Councillor</i>	<i>The Electoral Ward that the planning application was within</i>	<i>Planning Application Number and address</i>
April – 4	Councillor Sears	<i>Walsall North and Walsall Wood</i>	14/1537/OL LAND SOUTH OF 370, CHESTER ROAD, WALSALL (FORMER BLOCK WORKS)
	Councillor L Rattigan	<i>Rushall-Shelfield</i>	15/0081/FL - 2 SCHOLARS WALK,WALSALL,WS4 1SW
	Councillor Andrew	<i>Pheasey Park Farm</i>	14/1882/FL - 53 AVIEMORE CRESCENT, GREAT BARR, BIRMINGHAM, B43 7QA
	Councillor Russell	<i>St Matthew's</i>	14/1895/FL - 1-3 WEST BROMWICH ROAD, WALSALL, WS1 3HS
June – 4	Councillor Andrew	<i>Pheasey Park Farm</i>	15/0343/FL - 5 LONGMEADOW ROAD, WALSALL, WS5 3BZ
	Councillor Sohal	<i>Paddock</i>	15/0407/FL - 18 QUEENS ROAD, WALSALL, WS5 3NF
	Councillor Chris Jones	<i>Birchills Leamore</i>	15/0338/FL - 33 PARKVIEW CRESCENT, WALSALL, WS2 8TY
	Councillor John Murray	<i>Aldridge Central South</i>	14/1553/FL - 28, 28A AND REAR OF 30 BRANTON HILL LANE, WALSALL, WS9 0NR
July – 2	Councillor L Rattigan	<i>Rushall-Shelfield</i>	15/0081/FL – 2 SCHOLARS WALK,WALSALL,WS4 1SW
	Councillor Hughes	<i>Streetly</i>	15/0644/FL - 31 FOLEY ROAD EAST,WALSALL,B74 3HP
August – 2	Councillor L Rattigan	<i>Rushall-Shelfield</i>	15/0081/FL - 2 SCHOLARS WALK,WALSALL, WS4 1SW
	Councillor Hughes	<i>Streetly</i>	15/0644/FL – 31 FOLEY ROAD EAST, WALSALL, B74 3HP
September – 2	Councillor Wade	<i>Brownhills</i>	15/0387/FL - OFFSHORE STAINLESS STEEL LTD,LICHFIELD ROAD,BROWNHILLS,WALSALL,WS8 6JZ
	Councillor Martin	<i>Paddock</i>	15/1008/FULL - 3, GLOUCESTER ROAD, WALSALL, WS5 3PL

PLANNING COMMITTEE - 5th November 2015 : Progress of formal enforcement actions.

Case Number & Case Officer(s)	Address	Date of committee authorisation for Enforcement Action	Type of action and date of issue	Current position
1 AW	Site of Mellish Road Church, Lichfield Road, Walsall	Latest resolution 10/3/2011	Section 215 Notice – issued 18/4/2011	The demolition has taken place. A planning application for a mixed use development may be submitted in the coming months.
2 KP	17 Newport Street, Walsall	26/10/2004	Listed Building Enforcement Notice and Prosecution	Continued non-compliance with Listed Building Enforcement Notices for installation of second floor windows and painting exterior of building. Also other external alterations including first floor windows continue to be an offence. Case has been reviewed. Consolidated report being prepared with intention to report to committee in the near future.
3 DM	74, 75, 76, Stafford Street, Willenhall (Dainty's)	Latest resolution 21/10/2010	Section 215 Notices Issued on 4 th July 2012	Section 215 notice required the repair of numbers 74 and 75. The notice took effect on 6 th August. The first compliance period expired on 6 th September; the second compliance period expired on 6 th December 2012. Requirements of the first two parts of the notice were not met. Prosecution was progressed with each Defendant being fined. A planning application for the conversion of the building to one retail unit and five flats has been approved. Following the planning consent the applicants have established that the quality of the existing building may not be suitable for refurbishment/redevelopment. A current planning application is being considered for redevelopment of the site to ten 1 bedroomed flats.
4 DM	The Bell Inn, Market Place Willenhall	Latest resolution 29/4/2010	Section 215 Notice - not issued, owing to sale to new owners	Willenhall Townscape Heritage Initiative grant scheme commenced in May 2011. Some work carried out to building and preparation of schedules of repair for grant aid application was taking place. Planning and listed building applications were approved in April 2013, for external refurbishment works, (including shop-front, gates and staircase); and residential use of first floor. Works underway liaising with Conservation Officers
5 PH	Land at Canalside Close, Walsall	9/1/2007	Enforcement Notice – 5/11/2007	Erection of boundary wall, building and gates. Appeal partially upheld on 15/8/08. Planning permission granted subject to conditions for a

				change of use to motor vehicle salvage and breakers yard including alterations to the boundary wall by September 2012 subject to time limit actions. Actions not complied with. Discussions about new tenant and advice sought from officers in regard to a new planning application to address the issues.
6 PH	80 Noose Lane, Willenhall	28/10/2008	Enforcement Notice	<p>Planning Contravention Notice issued 7/1/2011 to clarify fluctuating vehicle repair/sales/recovery and later partially completed by occupier during Pace interview. Use appears to be mainly vehicle storage but also includes change of use of neighbouring garden also in the same ownership for storage of vehicles. Additional kerb side fencing has been erected over the 1.0m PD allowance taking the fence to over 2.0m in height.</p> <p>9-3-15 Update – Although the stored vehicles are to the rear of the properties, they are visible from neighbouring properties and unsightly. Officers will therefore be pursuing enforcement action through a s215 notice and separate action to restore the garden to the neighbouring property.</p> <p>Following further investigations vehicle repairs are now infrequent and car storage predominately non-commercial. However storage of vehicles has spilled over onto rear of adjacent property, issue will be pursued. New issue has arisen regarding storage of reclamation items.</p>
7 DM	The Manse, 100 and 101 Union Street, Willenhall	31/3/2009	Section 215 Notices	<p>Initially, the owner for 101 Union St was contacted, prompting Officers to write to the owner requesting a timetable for resolving the breaches. Owners intended to carry out works to the building to improve its appearance. Scaffolding was erected and works were carried out to re-slate the damaged areas of roof, and add boarding to some windows.</p> <p>The Manse is currently on offer for sale. Officers are seeking to enter pre-application discussions with the new owners. The sale is connected to the restoration of the Church next door and its sale will assist with the restoration of the Church.</p>

8 TP	Sites of former Junction Works and Railway Tavern Public House	2/02/2012	<p>Enforcement Notices, 21/9/2012</p> <p>-in respect of former Railway Tavern 23/10/2012</p>	<p>At Junction Works: Change of use to waste transfer and crushing/processing rubble to make secondary aggregates. Compliance due – (i) cease importing materials 05/09/13, (ii) cease all operations and clear the site 05/02/14. Appeal dismissed on the 5th August and notice was upheld. Prosecution of owners being pursued.</p> <p>At Railway Tavern: Change of use to storage of skips, containers, wastes, machinery, and the parking of vehicles. Compliance due 05/11/2013. Appeal dismissed on the 5th August and notice was upheld. Both cases presented at Walsall Magistrates' Court on Monday 1 December 2014. Tenant AB Waste Management Ltd pleaded guilty to all five summonses laid against them. Magistrates Court fined AB Waste a total of £52365.00 including costs on the 16/3/15.</p> <p>Owners of sites Serve Firm Ltd and St Francis Properties LLP entered not guilty pleas. The case against them was held at Walsall Magistrates Court on the 8th June 2015. Both defendants were convicted of all charges with Servefirm Ltd fined a total of £16310.87 including costs and St Francis Properties LLP being fined a total of £11757.43 including costs.</p>
9 BT	65 Bloxwich Road South, Willenhall	20/9/12	Re –issue separate s.215 notice to changed owner.	<p>Unsuitably void property. Legal services were instructed to commence prosecution in regard to non-compliance with S215 Notice, subject to viability against both 63 and 65</p> <p>The amenity issues at no 65 have been resolved. No.63 is secure and the windows have been replaced. It does not warrant any further action at this time. Officers will however continue to monitor.</p>
10 KP	Land rear of Tempus Drive, Walsall	2/5/2013	Enforcement Notice	<p>Change of use to deposition of waste material. Enforcement Notice issued. Appeal lodged but subsequently withdrawn. Enforcement notice compliance period expired April 2014. New EIA Screening Opinion issued 11/12/14 confirming Environmental Statement not required. A new planning application has been</p>

				submitted and is currently under consideration. The previous application has been withdrawn.
11 PH	12-14 Lower Lichfield Street, Willenhall	2/5/2013	Prosecution in respect of S215 Notice.	Unightly void properties. Letter received in July 2013 sets out intention to paint, replace glass and repair the roof within a month. No works carried out. Difficulty demonstrating legal owner of the land, legal advice to be sought on likelihood of securing a prosecution or whether direction action would be the only way to bring improvements.
12 SC/TP	3 Walsall Road	September 2013	Enforcement notice	Unauthorised change of use, signage, fencing and building works. Authorisation to prosecute was approved by September planning committee. Planning applications for the retention of the works have now been refused. Enforcement notice served on 23 rd June 2015 for compliance on the 24 th September 2015. Requirements of the notice have not been met. Prosecution process currently underway.
13 JF	24 Larkspur Way	16/01/14	Enforcement Notice	Enforcement Notice served, with the compliance period expiring at the beginning of October. Officer inspection confirms requirements of Enforcement Notice not complied with – Prosecution files with Legal Services for prosecution proceedings to be prepared.
14 JF	Ravenscourt Shopping Precinct	March 2014	Section 215 Notice	Awaiting return of Section.16, this is required to establish all parties responsible for the land before serving Section 215 Notice. Notice being prepared. Update 9-3-15 – Owners of the site have been in contact with the LPA to discuss future the enforcement action and the future of the site.
15 SC	Land Adjacent 26 Bradley Lane	June 2014	Enforcement Notice	The carrying out of engineering works to alter land levels and create access onto the highway, laying down of hard-surfacing, the erection of boundary gates and fencing, the erection of two stabling blocks and the partial construction of a storage barn. Applicant contests that the access has lawful use rights and there is a current certificate of lawfulness to be determined. Notice has been served with compliance by the 4 th June 2015, the appellant has now appealed the notice and we are awaiting the outcome.
16 JF	1 Halford Crescent	May 2014	Enforcement Notice	Enforcement Notice served 24 th October 2014 regarding the change of use from residential to car repairs, storage and valeting, plus additional fencing and hard surfacing. Compliance period ends 24 th December

				<p>2014. PACE interview conducted on 25th Feb to establish further grounds for prosecution. Prosecution proceedings being prepared by officers.</p> <p>Continued monitoring confirms compliance with the requirements of enforcement notice. It is considered the original harm to the neighbouring properties has subsided to a degree whereby it would not currently be in the public interest or meet the standards of the Councils prosecution policies to pursue the matter further.</p> <p>Officers have been advised of a number of vehicles returning to the property and this is currently being investigated. The requirements of the notice remain on the land in perpetuity so if the breach returns officers will re-evaluate the current position.</p>
17 JF	84 Fairburn Crescent	September 2014	Enforcement Notice	<p>Enforcement Notice served 6th December 2014 regarding the repair and valeting of motor vehicles, the erection gates and fencing above 1m and the laying of hard standing . Appeal dismissed 18th March 2015. One month compliance period commences, expired on 18th April. Site being monitored following expiry of compliance period</p> <p>Continued monitoring confirms compliance with the requirements of the enforcement notice. It is considered the original harm to the neighbouring properties has subsided to a degree whereby it would not currently be in the public interest or meet the standards of the Councils prosecution policies to pursue the matter further. The requirements of the notice remain on the land in perpetuity so officers will complete routine inspections and if the breach returns officers will re-evaluate the current position.</p>
18 SF JF	Middlemore Lane West – Former GKN	September 2014	Enforcement Notice	<p>Owners have removed the unauthorised embankment and are in discussions with officers for the submission of a planning application to landscape the front of the site.</p>
19 JF	55 Shire Ridge	5-03-15	Enforcement Notice	<p>5/3/15 Planning Committee authorised to pursue enforcement action against a business being operated from home. Retrospective planning</p>

				<p>application refused. Planning Appeal submitted against Councils refusal of application. Enforcement action held in abeyance until outcome of appeal.</p> <p>Appeal upheld 6th August 2015 – Planning permission approved – Enforcement case closed</p> <p>For information, the neighbour has commenced a High Court challenge to the Inspectors decision and the outcome of this will be notified to committee in due course.</p>
20 TP	Three Crowns Public House	2 nd April 2015	Enforcement notice	The 2 nd April 2015 Planning Committee authorised the pursuance of enforcement action for unauthorised excavations at the pub site and the dumping of spoil on the adjacent SINC field. Notice served on 29 th September 2015 with compliance due on 28 th January 2016.
21 TP	105 Skip Lane	August 2014	Enforcement Notice	Enforcement Notice Served on 7 th January 2015 regarding the Change of Use from Agricultural to Garden Land and erection of Lighting/Camera Column. The land owner has not appealed the enforcement notice. Compliance was required by 6 th March. A certificate of lawfulness was subsequently submitted and determined for refusal. Partial compliance with notice confirmed. Further visit arranged to inspect final works.
22 HS	72 Whitehall Road	11/12/14	Enforcement Notice	ENF14/0215- Served enforcement notice on the 3/3/15 to remove an unauthorised rear extension, built without the benefit of building regulations. The owner has carried out recent works before the Notice compliance date, to demolish the extension. An invalid Planning Application received for a replacement rear extension. A planning application for a single storey rear extension was submitted and approved on the 25 th June 2015.
23 PH	Unit 1A, Alvar Business Park, Straight Road	3/9/15	Enforcement Notice	Planning application for the retention of the hand car wash and valeting is currently under consideration.
24 KP	Land between River Tame and Railway, Darlaston Road,	09/07/15	Enforcement Notice	E14/0233 – Enforcement Notice served on 30/09/15 and will take effect on 02/11/15 unless an appeal is made against it beforehand. Requires removal of all materials, packaging and waste from the land and

	Walsall			cessation of the use of the land for the storage of commercial building materials.
25 SF	Former Jack Allen Holdings, Middlemore Road	6 /8/15	Enforcement Notice	The operator has now vacated the site and the importation of soil and timber has ceased. The owners have secured possession of the site and agreed measures with the Environment Agency and the Councils Pollution Officers to clear the site.
26 SF	Hawthorns, Former Baytree House, Erdington Road, Aldridge	3/9/15	Enforcement Notice	The operators of the site have begun proceedings with officers of the Council to look at improving the provision of care available to residents including registration with the Care Quality Commission (CQC) to operate as a care home and ensure compliance with planning application 12/1400/FL. The measures put forward are being considered by officers.