



20th November 2007

REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

Development Control Performance Update Report

1. PURPOSE OF REPORT

To advise Members of the Development Control Committee of the latest performance and outcomes regarding development control matters and in particular to: -

- i) The 2nd quarter's performance figures for applications determined between 1st July and 30th September 2007.
- ii) The decisions made by the Planning Inspectorate on appeals lodged with the Secretary of State between 1st July and 30th September 2007.
- iii) A quarterly progress report of enforcement proceedings.

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.

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 can be material considerations in the determination of subsequent applications where relevant.

6. **EQUAL OPPORTUNITY IMPLICATIONS**

None arising from the report.

7. **ENVIRONMENTAL IMPACT**

The impact of decisions made by the Planning Inspectorate on the environment is included in decision letters.

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: 2409

11. **BACKGROUND PAPERS**

All published.

David Elsworthy, Head of Planning and Building Control

DEVELOPMENT CONTROL COMMITTEE –

18th September 2007

Development Control 1st Quarter Performance Update Report

i) BVPI 109 a), b), and c): Speed of planning applications determined between 1st July 2007 and 30th September 2007 (2006/07 equivalent figures in brackets)

Application type	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Out Turn for 2006-7
a) Major applications Within 13 weeks (target = 60%)	60% (68.75%)	76.19% (84%)	(52%)	(87.5%)	(71.95%) in 2006/7)
b) Minor applications Within 8 weeks (target = 65%)	93.88% (67.86%)	83.33% (76.81%)	(88.33%)	(92.77%)	(81.6%in 2006/7)
c) Other applications Within 8 weeks (target = 80%)	95.90% (88.37%)	93.52% (91.74%)	(93.06%)	(93.68%)	(91.57% in 2006/7)

- 12.1 I am pleased to report that all categories of applications exceeded government targets in the second quarter. Importantly major application performance has returned to a more satisfactory level although minor applications performance has slipped back slightly when compared to the highest ever recorded figure for Walsall in the last quarter.
- 12.2 Members will note that the performance in the ‘other’ category is continuing at impressive levels.
- 12.3 The continued high level of performance and further customer service development will rely heavily on the retention and recruitment of staff and the continued use of the new development control governance arrangements. To this end I am pleased to advise members that we have no vacant planning officer posts in the service and therefore I hope that performance and customer service levels can be maintained or improved still further.

ii) Decisions made by the planning Inspectorate between 1st April and 30th June 2007

- 12.5 The following decisions have been made by the Planning Inspectorate between 1st July and 30th September 2007. Members are advised to refer to the first quarter performance report presented to the 18th September 2007 DC Committee for appeals referenced 1 to 5.

App No.	Address	Proposal	Decision	Officer Rec	Comments
6. 06/1989/PT/E9	Highways Land Gillity Avenue	12.7m high slim line monopole and antenna plus ground base	Allowed	Approve	Views would be substantially obscured by existing trees, lighting columns and the

		equipment cabinets			back drop of the church and would not be detrimental to the character of the area
7. 06/1825/FL/H3	2 Johnson Close Darlaston	Conservatory to rear of house	Allowed	Refuse	Despite being 4m short in distance separation (20m) from the rear of other houses this is an acceptable distance. PPS1 advises against inflexible policies and there would not be a significant loss of privacy or living conditions
8. 06/1250/FL/H1	1 Lindrick Close Bloxwich	Proposed rear conservatory	Allowed	Refuse	Whilst not complying to the RDS standards (which is given limited weight) existing fencing and screening will reduce the impact on overlooking to an acceptable level.
9. 06/0897?FL/H4	4 Stone Lea Aldridge	Bedroom extension over garage	Dismissed	Refuse	Detrimental to the amenity and living conditions of No 6 by loss of light and overbearing appearance.
10. 06/1014/FL/H1	16 Gillity Close	Two storey side extension to dwelling	Dismissed	Refuse	Would cause a terracing effect and out of character with the area
11. 06/1990/AD/W3	6 Kingscourt Bridge	Illuminated ATM fascia	Allowed	Refuse	Modest sign seen as acceptable in this commercial location.
12. 07/0068/FL/H2	189 Lichfield Road	First floor extensions and single storey rear extension	Dismissed	Refuse	Detrimental to the amenity of neighbours
13. 07/0185/PT/E9	Former Petrol Filling Station at 141 Lichfield Road, Shelfield	Telecommunications	Withdrawn		
14. 06/1322/FL/H1	114 Walsall Road, Darlaston	Vehicular footway crossing	Allowed	Refuse	No parking restrictions, already in use and neighbouring properties have crossings – unlikely to increase highway safety risk
15.	98 Sutton Road	Two storey	Dismissed	Refuse	Amended scheme

06/1587/FL/H4		side and rear extensions			does not overcome previous dismissed appeal scheme remaining out of character and terracing in nature
16. 06/1334/FL/E11	Fleet House Anchor Brook Industrial Estate	New Industrial / warehousing units	Dismissed	Refuse	Poor quality visual appearance and poor design in gateway location
17. 06/0496/FL/W3	83 Stafford Street	Change of use to hot food take away	Dismissed	Refuse	Increase in on street parking and manoeuvring detrimental to highway safety
18. 06/1206/FL/E6	175 Broadway North	Installation of ATM	Dismissed	Refuse	Detrimental to public safety and potential for crime in the evening due to lack of public surveillance
19. 06/1553/FL/H2	4 Hollowcroft Road Willenhall	Two storey side extension, porch and conservatory	Dismissed	Refuse	Detrimental to outlook and amenities of occupiers of No.6
20. 07/0389/FL/H3	11 Redwood Way, Willenhall	Conservatory	Allowed	Refuse	Would not significantly affect the privacy of 30 Sandalwood Close
21. 06/1252/FL/H2	1 Heron Mill, Pelsall	First floor front, conservatory and kitchen extensions	Allowed	Refuse	Will not be unduly detrimental on the amenity of neighbours or the character of the street scene
22. 07/0434/FL/H4	11 Colt Close, Streetly	Single storey side extension	Allowed	Refuse	Whilst unusual in design it would not be unduly detrimental to the character of the area
23. 06/1836/PT/W3	Grass verge, Greenside Way, Walsall	New 15m telegraph pole base station	Allowed	Refuse	Not unduly intrusive or out of character or as viewed from properties in the area
24. 06/1684/FL/E6	57b Whitehorse Road, Brownhills	Erection of a bungalow	Dismissed	Refuse	Prominent and detrimental to the street scene
Performance to date from 1 st April, 2007 to 30 th June 2007 Target = 30%			9 appeals not decided in accordance with Councils decision = 45%	8 appeals not decided with officer recommendation = 40%	Total number of appeals = 20 that relate to BVPI 204. Appeals against non determination, conservation / listed building consent, adverts and those withdrawn are not included.

- 12.6 The above outcomes show that 45% of appeals were not determined in accordance with the councils' decisions between 1st April 2007 and 30th September 2007 (40% not determined in accordance with the officer's recommendation). This represents a very disappointing outcome to date and it is hoped that the second half yearly performance can improve significantly in order meet the target set by the Council of 30% at the end of the year. Following a review of the individual cases it is apparent that the Inspectorate is giving very little weight to the Residential Design Standards (RDS) due to the fact that it is not a Supplementary Planning Document (SPD) in status. This has led to a high proportion of house extensions (particularly conservatories) being allowed at distance separations significantly below thresholds in the RDS. Members will be aware that a new design SPD is being produced that will be out to public consultation soon. It is considered that if subsequently approved by the Cabinet in consultation with this Committee the council's ability to determine and defend such matters will be enhanced.
- 12.7 The ability of the council to defend a high percentage of its decisions is particularly important as all local planning authorities are assessed on this basis as part of an annual statutory performance indicator (BVPI 204 the percentage of appeals allowed against the authority's decision to refuse planning applications). The government uses this performance indicator in its assessment of the performance of the council and also in allocation of Planning Delivery Grant.

iv) Progress on Enforcement Proceedings

- 12.9 A table to show progress made on enforcement matters authorised by the Committee is attached at appendix A. Members will see that steady progress is being made on many cases although some delay is being experienced on several matters due to legal and other complexities. Members will also note that the number of cases on hand is increasing which is causing difficulties in the legal and enforcement teams capacity to deal with all matters as effectively as one would wish. Members will also note that there are other matters being dealt with by the planning enforcement team under delegation in addition to these matters and the most notable of these are included in part B of the table.

DEVELOPMENT CONTROL COMMITTEE**APPENDIX A****PROGRESS OF CURRENT ENFORCEMENT ACTION – (FROM 1 APRIL 2004)**

Date of Authorisation	Site Address	Action to be taken	Date Notice Served/ Progress	Compliance / appeal date	Complied? Yes/No	Prosecution ?
Part A – Enforcement Action authorised by the Development Control Committee						
24 August 2004	7 Broadway North, Walsall	Enf Notices Excavations and removal of front boundary walls to form new access and parking space.	Following dismissing of planning and Conservation Area Consent Appeals, a replacement wall was erected which not ideal in design. Legal Services have advised regarding whether permitted development, and now advising on scope to serve unusual Conservation Area Consent Enf Notice.			
24 th August 2004	9 Broadway North, Walsall	Enf Notices	Notice served 3/11/04.	Joint Appeals in respect of planning permission,	Pending	

		Excavations and removal of front boundary walls to form new access and parking space.		Conservation Area Consent, and Enf Notice have all been Dismissed, and Enf Notice requiring reinstatement upheld. Owner has sought limited deviation from 'like for like' reinstatement, and with Conservation Officer support. Owner has been advised in detail and a final date is being sought.		
14 Sept. 2004	47 Sites for which remedial works are required for unsightly land and buildings	S215 Notices	At time of presentation to Committee, 31 sites had been resolved informally. Monitoring and negotiation continues on remainder with intention to bring forward for action if appropriate. 8 were identified for formal action. Some of these resolved by demolitions or compliance and 4 Notices served on the most difficult cases, June to September 05.	<p>Compliance due as follows;</p> <p>182 Wolverhampton Road - 2/8/05,</p> <p>49 Wednesfield Road - 24/8/05,</p> <p>69/72 Wednesfield Road - 3/11/05</p> <p>Mellish Road Church -13/12/05</p> <p>Previously reported that Appeal made to Magistrates. After some</p>	<p>No</p> <p>Yes</p> <p>Yes</p> <p>No – work remains incomplete.</p>	<p>Please see below</p> <p>Prosecution remains a possibility, but please see below</p>

Further Committee resolution 25/4/06	Mellish Rd Church –	Direct Action to secure compliance with S 215 notice	Under continual review as recent contacts with owners may result in completion soon.	procedural problems at the Court this was dismissed on 1 st March 2006. Compliance then required by 1 st May 06.		
Further Committee resolution 27/6/06	182 Wolverhampton Road	Direct Action to secure compliance with S 215 notice	A possible alternative new s215 notice (to require demolition) is being discussed with Legal before discussions with Ward members			
26 October 2004	17 Newport Street, Walsall	Listed Building Enf Notice - Installation of UPVC windows to first floor. Listed Building and Advert Regs Prosecutions in respect of painting and adverts.	Before proceeding, being reviewed with Conservation Officers, taking into account further changes to building.			

7 December 2004	Rear 40 -54 Cartbridge Lane, Rushall	Enf Notice -Erection of timber cabin with concrete base , on gypsy site (with temporary permission following Appeal)	Planning application (incomplete) received 8/8/06 for permanent retention of gypsy caravan site. Requisitions served in association with later enforcement resolution.			
Later resolution 26th June 2007	(Committee resolution taken in conjunction with refusal of planning application)	Enforcement Notice - Use of land for stationing Gypsy caravans	Requisitions served Legal issues being double-checked prior to service of notice.			
7 December 2004	16 -19 Church Street, Darlaston	Enforcement Notice – Change of use to a car wash.	Notice originally served 1/6/06, and re-served (18/10/06) when new ownership information obtained.	Compliance was due end January 2007, but an Appeal received. Appeal dismissed and notice upheld.14/8/07 Compliance was due 8/10/07.	No Prior to prosecution Legal Services have sent a final warning letter .Response being monitored	
4 January 2005	8 West Bromwich	Prosecution regarding	RFI regarding ownership/occupier not			Remains a

	Road, Walsall	-Illuminated adverts	returned. New proprietor for business.- has been contacted and problem fully discussed with the new proprietor as part of a renewed attempt to negotiate a solution.			possibility if negotiations cannot be progressed
4 January 2005 Further resolution 10/10/06	74 and 75 Stafford Street, Willenhall	Section 215 Notice New section 215 notice – to require demolition (including 76 if appropriate)	Served 7/9/05 Costings are being compared with those for renovation and compliance with first 215 notice.	Compliance due in stages; 7/11/05 and 7/12/05	No (Minimal works carried out)	Not confirmed for first 215 notice Following a meeting with the owner, he has verbally confirmed major repairs planned, to enable re-use of the building, with exterior works required by the notice being a small part. A start date is being negotiated.

8 th March 2005	43 Wenlock Gardens	Section 215 Notice House and garden, badly boarded-up and maintained	Notice served 1 st March 2006.	Compliance due 13 th May 2006	No	Please see below
Further Committee Resolution 18/7/06		Direct Action to secure compliance with s 215 Notice	Costings and contract process being pursued and re-charge procedure being discussed with Legal Services. However owing to problems arising a prosecution is also to be considered			
19 th April 2005	Green Lane, Walsall, at Rayboulds Bridge	Prosecutions - Poster hoarding at junction	Discussions in hand between Planning and poster company on alternative sites.		Pending	
19 th July 2005	454 Sutton Road Walsall	Enf Notice Erection of boundary wall and gates	Served October 05.	Appeal dismissed and enforcement notice upheld on 27/7/06. Full costs application allowed. Compliance period of 2 months.	No Various planning applications to retain with amendments have been received but refused.	Prosecution process has commenced Witness statements are at an advanced stage.

13 th December 2005	The former Manor House Public House, Mill Street, Walsall	Section 215 notice. -advanced dereliction	Previously reported draft Notices finalised but divided land ownership needed review for possible changes and clarification. Served as two separate Notices 17/05/07 to require exterior works.	Compliance due 18/08/07	Owners have recently demolished the building. This resolved the most severe problems. When site cleared will be regarded as full resolution.	
13 th December 2005	228 Tyndale Crescent, Pheasey	Enf notice - Dormer roof extension	Enf notice served 28 th April .	Appeal received and Hearing took place on 9/1/07. Appeal dismissed 5/2/07, with Compliance period extended to 12 months	Due 5/2/2008	
25th April 2006	East side of Green Lane, north embankment of canal , Walsall	Prosecution in respect of displaying a double-sided poster hoarding	A planning appeal already dismissed. Investigation of involvement of another advertising company indicated that two prosecutions involved. Evidence of lawfulness from one company investigated and considered unsatisfactory. Witness statement in preparation.			Prosecution process commenced.

25 th April 2006	51 Allerdale Road, Clayhanger	Enf notice - rear conservatory at a house	Amended scheme discussed. New amended application granted permission	Have been monitoring compliance with amended conditional permission.	Yes Resolved Has been reduced to match planning permission.	
25 th April 2006	Boundary Court, 35 -49 Boundary Road, Streetly.	Section 215 Notice – building and lock-up garages in disrepair	The Notice is drafted and final details of who to serve upon are being clarified as RFI's not returned. A report seeking Cabinet authority in principle for CPO is being prepared by Officers in the Estates Department for the November 2007 Cabinet. DC Committee will be kept informed of the progress			
25 th April 2006	81 Forrester Street, Walsall	Enf notices Installation of fume extraction flue Erection of first floor extension providing day room/ storage	Formal action was deferred for 2 months and planning applications were submitted for both issues. These applications refused. Freeholders and lessees checked. Notices now to be drafted and issued			

25 th April 2006	48 Lichfield Road , Walsall (resolution taken in conjunction with Committee refusal of planning permission)	Enf Notice Conversion of house to 4 or 5 flats	First draft of notice prepared. However an appeal against refusal of Planning Permission was received and the Inspector granted permission for 4 flats. Previously reported that the expediency of enforcing against 5 existing flats is being reviewed. Legal Services have advised this would not be expedient.		Resolved. Not expedient to proceed following allowed appeal	
25th April 2006	KFC Drive Thru, 10 Wolverhampt on Road, and adjacent Wolverhampt on Road frontage, Walsall.	Prosecutions in respect of :- -displaying an illuminated pole-sign - displaying signboards on longer frontage.	The advertisement head of the pole-sign was removed, and subsequently the head replaced and the new head granted consent. Preparatory work outstanding in respect of various signboards of KFC and others.		In part	Pending
18 th July 2006	15 Emery Street	Enf Notice -erection of block-work to block side-facing window of adjacent property	Notice issued 18/10/06 -	Almost immediate compliance took place but replaced with a more temporary structure. See further resolution below		

Further resolution 12th December 2006		Enf Notice - erection of structure comprising fence panel on block-work	Notice issued but returned by Post Office – Was to be re-issued, but further correspondence produced compliance .	Although some items blocking window remained, these did not comprise a 'development'. No further action can be taken by Planning, and has become a private issue	Yes Resolved	
8 th August 2006	50 Cemetery Road, Willenhall	S 215 'amenity' Notice	Undertakings given by owner that will be remedied by end November 2006, but was necessary to issue Notice 30/11/06. Notice re-issued 5/4/2007	Compliance due 28/5/2007	No However owner attended Legal Services 30/10/07 and has been granted until 3 rd December to comply	
8 th August 2006	177 Weston Street, Walsall.	S 215 Notice 'amenity' Notice .	Previously reported Notice being checked. Continuing efforts to trace owner. May eventually require direct action and charge to property. Notice served 10/05/07	Compliance due 12/07/07	No	Prosecution process commencing.
30 th August 2006	Barr Beacon Service Station, Beacon Road, Pheasey	Enf Notice - use for vehicle washing and valetting	Notice issued 22/03/07	Use was to cease by 25/06/07, but Appeal received. New proposals put forward to alter site to		

				overcome problems. Previously reported that new planning application made and Appeal expected to be withdrawn. However application was not validated and appeal continuing. Inspectorate have confirmed the new proposals are outside the scope of appeal and visited site on 6/11/07. Decision now awaited.		
10 th October 2006	Bell Inn , Market Place Willenhall	Urgent Works Notice requiring works to a Listed Building	Owner was advised before serving formal notice – the works were then carried out. However recent deterioration resulted in Court Warrant being obtained to enter for survey. Some work has now been carried out without Notice being served. Monitoring underway.			
10 th October 2006	Pallet Racking Systems Ltd, Ashmore Lake Way,	Enforcement Notice -use for storage, distribution	An amended planning application had been awaited. Notice to require storage outside the building to	Compliance due 1/08/07 but not obtained. One planning application aiming to overcome the problems was received	No	Prosecution to be reviewed..

	Willenhall	and assembly of racking systems.	cease- issued 30/03/07.	but refused. Another received but its effectiveness being debated.		
10 th October 2006	Willenhall Commercials, land between Ashmore Lake Way and Spring Lane, Willenhall	Enforcement Notice - use for storage , distribution and repair of HGV's	Notice issued 30/03/07	Compliance was due 1/08/07, but Appeal received. Inspectorate visit took place 6/11/07 and decision awaited.		
12 th December 2006	27 Daffodil Place, Walsall	Enforcement Notice – erection of fence	Notice issued 4 th July 2007	Compliance was due 2/10/07, but an Appeal received and now awaiting Inspector's visit.		
9 th January 2007	The Former Mellish Road Church, Lichfield Road Walsall	Urgent Works Notice - under Listed Conservation Areas Act	Currently subject of letters and a series of meetings with the owners, who have carried out some temporary roofing work. Any remaining need for works being monitored.			
9 th January 2007	Land at Canalside Close, Walsall	Enforcement Notice – Erection of boundary wall, building and gates (for coach storage)	Notice drafted. However, Requisition for Information not replied to; Re-issued and response due 5/12/2007			

9th January 2007	19 Laurel Drive, Streetly (Resolution considered as part of planning application report on an extension)	Enforcement Notice - erection of fence adjacent to highway.	Notice issued 6/7/07	Compliance due 10/10/07	No	Final warning sent by Legal Services before prosecution. Monitoring response..
30 th January 2007	Woodland Spinney adjacent 2 Bella Pais Close, Aldridge	Enforcement Notice - -erection of palisade fencing adjacent to highway	Notice issued 17/02/07	Compliance was due 23/05/07 but an Appeal against Notice received. (Public Local Inquiry) Appeal withdrawn and compliance due 11/8/07.	Yes Resolved	
13th March 2007	164 Lowlands Ave, Streetly	Enforcement Notice - erection of of garden shed and fence adjacent highway .	Notice served 11-9-07	Compliance is due 11 th December 2007 if no appeal received		
13 th March 2007	Mallyville Car Sales Ltd, corner of Harper Street and Temple Bar, Willenhall	Enforcement Notice - use as vehicle sales site.	Notice drafted, however the use ceased.		Yes Resolved	

31 st May 2007	Vehicle Wash at Fletchers Lane Willenhall	Enforcement Notice -use as a vehicle wash	Notice issued 17-09-07.	Compliance due 22 nd December 2007 if no appeal received		
	81 Forrester Street, Walsall	Enforcement Notice - erection of first floor extension without compliance with approved plans	Freeholders and lessees checked . Notice to be drafted and issued			
26 th June 2007	Land rear of 141 Sutton Road, Walsall	Authority to prosecute for non reply to PCN.	In discussion with Legal Services			
17 th July 2007	88 Manor Road, Streetly	Enforcement Notice - erection of detached garden building	Notice issued 25-9-07 th	Compliance due 30 th December 2007 if no appeal received. Retrospective planning application received		
	98 Delves Road, Walsall	Enforcement Notice - erection of extension with 2 dormers instead of roof-lights as	Requisition for Information issued 29-10-07. Reply awaited			

		approved				
	21 Various sites operated by 'Junction 9 Accommodation',	Enforcement Notices - 13 of the total 21 sites	Requisitions for Information have been served prior to issuing notices. Some Planning Contravention Notices and further inspections also necessary. A planning agent is now involved and a meeting taking place.			
7 th August 2007	2 Longwood Lane, Walsall	Enforcement Notice- erection of pitched roof on permitted flat-roofed extension.	Requisitions for Information issued but not replied to, and re-issued. Enforcement notice drafted and awaiting the reply to requisitions.	The new area of pitched roof has been removed prior to notice being served. Fabric of house remains incomplete here but treated as compliance.	Yes Resolved	
	112 Greenside Way, Walsall	Enforcement Notice- erection of front canopy.	Requisitions for Information issued 23/10/07. Recent response is being considered.			
	Saddlers Garage, 115 Wednesbury Road, Walsall	Enforcement Notices - erection of steel framework for 2-storey building., and	Requisitions for Information issued but not replied to. Re-issued and replies awaited.			

		installation of two storage containers.				
18 th September 2007	110. Bridle Lane Streetly	Enforcement Notice – erection of detached garage.	Current planning application to retain the garage			
9 th October 2007	549 Bloxwich Road	Enforcement Notice - Installation of storage container at a shop	Requisitions for information to be issued			

Part B – Enforcement Action taken under delegation

Address	Breach	Type of Action	Date Notice served / Progress	Compliance date / appeal	Complied? Yes/No	Prosecution?
11 Aldridge Road, Walsall	Breach of Condition - Formation of opening for side-facing window.	BCN	Notice issued 22/9/05	Compliance 30 days	No	Report for Committee authority may be made, regarding changed circumstances.

19 High Street, Walsall Wood – G D Memorials	- Erection of building without compliance with planning permission 02/1855	Enforcement Notice (Delegated urgent action)	Issued 31/1/07	Compliance was due 2/05/07, but Appeal against Notice received. Subsequent substantial alterations to the building have complicated the appeal process Inspectorate visited 6-11-07 and decision awaited.		
3A Beeches Road, Leamore	Non - compliance with hours condition on a Takeaway.	Breach of Condition Notice	Issued 21/7/07	21/8/07	Monitoring underway	
Unit 3 Woodlands Centre, Bloxwich Road North, Willenhall.	Non – compliance with hours condition on a Takeaway.	Breach of Condition Notice	Issued 25/7/07	25/8/07	Yes Resolved	
25 High Street, Walsall Wood	Non – compliance with condition at a Take-away requiring approval of fume extraction facilities.	Breach of Condition Notice	Issued 19/10/07	19th November 2007		

