



Walsall Council

Planning Committee

27th April 2017

REPORT OF HEAD OF PLANNING, ENGINEERING & TRANSPORTATION

Development Management Performance Update Report

1. PURPOSE OF REPORT

To advise Members of the Planning Committee of the latest performance and outcomes during the 4th quarter of 2016/17 (1st January to 31st March 2017) regarding development management matters and in particular to: -

- i) The performance figures for applications determined in Q4.
- ii) The decisions made by the Planning Inspectorate on appeals made to the Secretary of State in Q4.
- iii) An update of Planning Applications 'called-in' by Councillors in Q4. Please note, this information was presented to committee in the previous performance paper but has been represented to ensure consistency with the performance and appeals data.
- iv) A progress report of enforcement proceedings.

Details of previous performance in Q1 (April to June), Q2 (July to September) and Q3 (October to December) 2016 can be found in the report to Planning Committee of 9th June, 1st September and 1st December 2016 respectively.

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**

Shawn Fleet: Extension 0453

11. **BACKGROUND PAPERS**

All published.

Steve Pretty
Head of Planning, Engineering and Transportation

PLANNING COMMITTEE

Development Management Performance Update Report

i) **Speed of planning applications determined in Q3 (between 1st January and 31st March 2017)**

(2015/16 equivalent figures in brackets)

Application type	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Performance for 2016- 17 to date
a) Major applications Within 13 weeks (Gov't target = 60%) Walsall Performance 2015/16 National Average (2015/16 = 81%)	85.71% (69.23%)	83.33% (100%)	90% (100%)	100% (100%)	90.32% (90.91%)
b) Minor applications Within 8 weeks (Gov't target = 65%) Walsall Performance 2015/16 National Average (2015/16 = 75%)	50.00% (84.05%)	60.00% (87.60%)	63.77% (82.89%)	79.03% (89.58%)	63.10% (84.31%)
c) Other applications Within 8 weeks (Gov't target = 80%) Walsall Performance 2015/16 National Average (2015/16 = 84%)	18.11% (83.52%)	52.85% (55.10%)	61.69% (77.55%)	76.58% (69.66%)	54.71% (71.47%)

12.1 With a full year now past, performance for major applications for 2016/17 has exceeded the government's target of 60% of decisions in time and the national average achieved in 2015/16 of 81% of decisions in time. This performance is therefore welcomed particularly given the governments introduction of a league table to assess poorly performing authorities' as part of the governments assessment as to whether a local planning authority should be placed in special measures. In this quarter, two county matter applications were determined. As these were in time, 100% performance was achieved.

- 12.2 The substantive efforts put in place by the Planning Officers and the Technical Support Team to focus not just on the quality of decision making but also the processing of the applications from receipt in the planning department through consultation and on to the decision has again brought a positive set of figures for all three categories of Major, Minor and Other forms of development.
- 12.3 For the Minor applications, performance has risen from 63.77% to 79.03%. This is welcome news and now, just for this quarter, exceeds the Government's target of 65% of Minor applications to be determined in time. Efforts continue to be focused on closing this gap to restore performance back to 2015/16 levels which at their lowest were 82.89% and averaged 84.31% for the year.
- 12.4 The Others category continues to see on-going improvement delivered in Q4. There remains a diminishing number of applications in the system which have still exceed the target decision time of 8 weeks and when determined, these results will affect future performance levels. Efforts continue to be made to sustain this continued performance going forward into 2017/18.

ii) Decisions made by the Planning Inspectorate in Q3 (between 1st October and 31st December 2016)

App No.	Address	Proposal	Decision	Officer Rec	Comments
18. 15/0331/ FL	Fiery Holes P.H.,Great Bridge Road, Walsall,WV14 8NG	Two storey extension to form a convenience store with manager's accommodat ion above. Conversion of the north- west side of the premises to form a hot food takeaway.	Allowed	Refuse	The inspector considered the main issues were the fear of crime; and whether the development would safeguard the living conditions of neighbouring occupiers, having regard to noise and disturbance, and the emission of odours. Despite evidence from the Police with regard to increased crime and disorder offences between 2014 and 2015 the Inspector took the view the evidence was inconclusive and did not show it was a foregone conclusion that the presence of either a retail unit or hot food takeaway at the site would inevitably result in an increase in crime. On the issue of impact on neighbours, the Inspector took the view the impact of the development could be controlled by conditions.

19. 16/1145	9-11 Park Street, Walsall, WS1 1LY		Allowed	Approve: Committee Refusal	<p>The main issues were whether the proposal would be out of place in a primary shopping street in Walsall, the effect of the proposed development on the character and appearance of the Conservation Area and the effect of the proposed development on the fear of crime and anti-social behaviour.</p> <p>The Inspector saw no evidence to suggest the proposed use would be over represented in the town and felt it would add to the mix of uses in the town centre as a whole. The Inspector also saw no substantial evidence to indicate that the proposal would not attract additional trade or would feed off existing businesses.</p> <p>The Inspector conclude that the proposed development would not harm the character or appearance of the Conservation Area. It would have some beneficial effects but at worst would have a neutral effect, which amounted in their view to the preservation, of the character and appearance of the Area.</p> <p>On the fear of crime issue, the Inspector noted no specific data relating to the immediate environs of the appeal site had been provided and Home Office data indicated that in the year ending September 2016, Walsall had lower than average crime rates than comparable areas.</p>
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20. 16/1152	Land Rear Of 15, Green Lane, Pelsall, Walsall, WS3 4PA		Allowed	Approve: Committee Refusal	<p>The main issue were the effect of the proposal on the character and appearance of the street scene and the impact on neighbours.</p> <p>The Inspector concluded that it would not result in an incongruous feature nor would it adversely affect the character and appearance of the area or the street scene.</p> <p>They also felt that the degree of overlooking from the proposed house would not result in such an unacceptable loss of privacy as to justify refusal of the proposed development nor would it generate such a substantial degree of vehicle movements, noise and disturbance that the proposed development should be refused on these grounds.</p>
21. 15/0945/ FULL	167, Broadway North, Walsall, WS1 2QB		Dismissed	Non- Determinati on Appeal: Refusal recommen ded	<p>The main issues were the effect of the proposed development on the character and appearance of the host building and the local area. The Inspector considered that the three dormers to the rear would create an awkward relationship with the host building and would be visible from the rear gardens of the properties on each side of No 167 and from the open land beyond the back of the site.</p>

22. 16/0604	1, Queens Road, Walsall, WS5 3NF		Dismissed	Refuse	<p>The main issue was the effect of the proposed rear extension on the living conditions of the neighbours, with particular reference to daylight and outlook.</p> <p>The Inspector considered the outlook from the neighbours would be unacceptably harmed by the development.</p>
23. 16/1342	68 , Pelsall Road, Brownhills, WS8 7DJ		Dismissed	Refuse	<p>The main issues were the effect of the proposal on the streetscene; and the effect on the neighbouring property.</p> <p>The Inspector felt the common building line at the front of the appeal property and its neighbouring dwellings were a distinctive characteristic of the street scene and the proposed front extension would appear incongruous and at odds with the layout of the existing buildings because of its overall size and due to the extent of its forward projection.</p> <p>The Inspector did not feel the harm to the neighbours was significant enough to warrant refusal.</p>
24. 15/0628/ FL	Land Lying To The West Of College Farm, Bosty Lane, Aldridge, Walsall		Dismissed		<p>This proposal for a solar farm was refused by Committee due to impact of the development on the Green Belt. The case was called in by the Secretary of State who confirmed the decision of the Planning Inspector to refuse the application on the grounds of harm to the Green Belt despite the development being for a fixed period of 25 years.</p>

25. 16/0262	The Co-Operative,87 Lichfield Road,Walsall, WS9 9NP		Dismissed		The Inspector concluded the proposed totem advertisement sign would be an incongruous feature within the street scene, exacerbated by the trough lighting used to illuminate the sign.
26. 16/1520	Store 21, 187-189, High Street, Bloxwich, Walsall, WS3 3LH		Dismissed		The Inspector found that the proposed illuminated sign would have a harmful impact on the Bloxwich Conservation area which has been identified as being at risk of further decline.
27. 16/1038	17, Old Lindens Close, Streetly, Sutton Coldfield, B74 2EJ		Dismissed		The Inspector decided that the proposed use of the house for dog grooming amounted to a material change of use based on the high frequency of visits that would occur resulting in disruption to the immediate neighbour.
Target = 30%			3 appeals not decided in accordance with Councils decision = 30%	1 appeal not decided with officer recommendation = 0%	Total number of qualifying appeals = 10 (Appeals against non determination, conservation / listed building consent, adverts and those withdrawn are not included).

12.6 The above outcomes show that 30% of the appeal decisions were determined differently to the councils' decisions in Q4. This falls within the Governments current performance target.

12.7 Cases in Park Street and at the Firey Holes reiterate the need for robust evidence to be provided to support concerns about the fear of crime.

12.8 The Decision by the Secretary of State to up-hold his Inspectors decision and that of Committee to refuse the solar farm at Bosty Lane is particularly welcomed and reiterated the Government support for the Green Belt.

12.9 Forthcoming changes to the Government targets though have been set out in the recent paper from DCLG 'Improving Planning Performance' November 2016. The new targets seek to achieve a target of only 10% of decisions by an LPA being overturned, i.e. the Council should be winning 9 out of 10 appeal cases. Officer will advise on the implications of this change in future training in May.

iii) Called in Applications

12.10 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 13 applications have been called in during the third quarter of January to March. For details of applications previously called in please refer to the previous performance report.

Date of Planning Committee	Called in by Councillor	The Electoral Ward that the planning application was within	Planning Application number	Called in using
5 th January	Councillor Shires	Willenhall North	16/0812	Pro forma
	Councillor Russell	St Matthews	16/0957	Pro forma
	Councillor Murray	Aldridge Central and South	16/1324	Pro forma
	Councillor Andrew	Pheasey Park Farm	16/1217	Pro forma
2 nd February	Councillor Martin	Paddock	15/0932/FULL	Pro forma
	Councillor Andrew	Pheasey Park Farm	16/1622	Pro forma
3 rd March	Councillor S Coughlan	Willenhall South	16/1215	Pro forma
	Councillor Hughes	Streetly	16/1849	Pro forma
	Councillor Martin	Paddock	15/0932/FULL	Pro forma
	Councillor Hughes	Streetly	17/0077	Pro forma
30 th March	Councillor Wilson	Aldridge Central and South	16/1873	Pro forma
	Councillor Martin	Paddock	16/1848	Pro forma
	Councillor Bott	Darlaston South	16/1768	Pro forma

iv) Progress on Enforcement Proceedings

12.11 Members will see from the attached table at Appendix A that progress is being made on some cases since the last update report. Inevitably some delay is experienced on some cases due to the nature of the work and legal and other complexities. The cases are being addressed by the Planning department.

PLANNING COMMITTEE - 27TH April 2017 : 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 PH	Site of Mellish Road Church, Lichfield Road, Walsall	Latest resolution 10/3/2011	Section 215 Notice – issued 18/4/2011	E10/0047. The demolition has taken place.. Last site visit undertaken on 13 th April 2016.The site remains in a condition that is not currently expedient to pursue a prosecution and will be continue to be monitored.
2 MB	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. An invalid planning application has been submitted in an attempt to regularise the listed building breaches. Currently awaiting an update from the Building Conservation Officer. A site visit was undertaken on 10 th May 2016 and further discussions have taken place. Planning application 16/0120 was valid 24/6/16 with officers requesting amendments. To date this still remains outstanding.
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 15/1883 for the redevelopment of the

				<p>site to a mixed retail and residential development was received in February 2016. There are still outstanding issues to be resolved in terms of design, layout, security, highway matters and the need for a S106 Agreement to secure improvements to Fox Avenue. Following a meeting the applicant was notified of these requirements in September 2016. No response from the applicant since September 2016 so officers will seek further confirmation of progress this application from them.</p>
4 BT	Land at Canalside Close, Walsall	9/1/2007	Enforcement Notice – 5/11/2007	<p>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. Site visit undertaken on 13th April 2016. Site was locked up and secured with nobody on site. Sign on wall outside states that the facility will be opening soon. Contact is to be made with the current owners to ascertain their intentions. A further monitoring visit is proposed to assess the situation.</p>
5 DM	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</p>

				<p>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>
6 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>Planning application (15/1450) granted subject to conditions and Planning Obligation 13-06-16 for conversion of the buildings with a two storey rear extension to create 11 apartments. Non-Material Amendment application submitted 03-08-16 for minor changes to the windows and doors approved 19-10-16.No recent complaints</p>
7 MB	Land rear of Tempus Drive, Walsall	2/5/2013	Enforcement Notice	<p>Change of use to deposition of waste material.</p> <p>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. Planning permission 15/0333/FL was granted on 8th January 2016 for earthworks comprising the redistribution of spoil from the south of the site (the Opal site) to the north (the Onyx site), including on-site remediation of material as necessary, to provide a level platform for future development. The permission requires commencement of the works within 12 months of the grant of</p>

				permission to remedy the issue of unauthorised waste on site. Works have progressed on site and are likely to have triggered commencement under permission 15/0333/FL. Commencement of permission confirmed as 14 th October 2016 and works are required to be completed by 14 th October 2017. A further planning application received 12 th December 2016 to vary conditions under 15/0333/FL regarding importation of materials, drainage, flooding and mining risk is to be reported to 27 th April Planning Committee.
8 BT	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. Site visit undertaken on 13 th April 2016. Officers proposed to meet to discuss the way forward. Following advice from Legal Services, the owners were contacted by letter dated 24 th May 2016 and a response was been requested within 7 days. As no response has been forthcoming this case will be reviewed for further action.
9 SC	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 with legal services. Legal services have asked for further land ownership details which is currently being investigated, plus officers are having to visit the site and measure all of the new signage at the site
10 DM	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 – With Legal Services for prosecution proceedings to be prepared.
11 SF	Ravenscourt Shopping Precinct	March 2014	Section 215 Notice	<p>Awaiting return of Section.16, this is required to establish all parties responsible for the land before serving Section 215 Notice. Notice being prepared.</p> <p>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. Officers have been negotiating with developers who intend to submit a planning application early 2017.</p> <p>The owner has confirmed they have appointed a highways consultants and are in the process of finalising a planning consultant. In addition they wish to work closely with the Town Centre Manager to ensure the security of the site and minimise ASB issues.</p>
12 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. Appeal decision concluded requiring the serving of a revised notice. Application for Certificate of Lawful Use (16/1096) valid 22/11/16. Consultations taken place and discussions with legal services ongoing.
13 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 2014. PACE interview conducted on 25 th Feb to establish further grounds for prosecution. Prosecution proceedings being prepared by officers.

				<p>Continued monitoring confirms compliance with the requirements of enforcement notice. It was considered the original harm to the neighbouring properties had 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 recently 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>
14 SF	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> <p>Meeting to be proposed with planning case officer to ascertain the current situation.</p>
15 KH	Three Crowns Public House	2 nd April 2015	Enforcement notice	<p>The 2nd 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 29th September 2015 with compliance due on 28th January 2016. Officers are in discussion with the owners.</p>
16 MB	105 Skip Lane	August 2014	Enforcement Notice	<p>Enforcement Notice Served on 7th 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 6th March 2015. A certificate of lawfulness was subsequently submitted and refused. Partial compliance with notice confirmed, with the materials being removed and now stored adjacent to two shipping containers. The owner has been written to confirming partial compliance and that they are liable for prosecution. Further visit has been undertaken to inspect final works and compliance is under review. Officers wrote on the</p>

				22/11/16 to owners requesting removal of the shipping containers. The owner has made contact following a further chasing letter and confirmed the shipping container is still in situ and further enforcement action now needs to be considered.
17 MB	Land between River Tame and Railway, Darlaston Road, Walsall	09/07/15	Enforcement Notice	Enforcement Notice served on 30/09/15 which took effect on 02/11/15. Requires removal of all materials, packaging and waste from the land and cessation of the use of the land for the storage of commercial building materials. Initial visit noted the majority of the materials removed. Currently assessing whether the remainder of the material is expedient to pursue a prosecution.
18 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. Owner was required by the Environment Agency to remove all wastes by November 2015. The site is almost cleared of all stockpiles and use for importation of waste has ceased. It is recommended that monitoring continues until the site is fully cleared.
19 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. Officers are negotiation with the applicants on the terms of the revised s106 and will be preparing a report to update Members on the situation.
21 SC	51-53 Wolverhampton Street		Enforcement action authorised by 31/3/16 planning committee	Change of Use from Factory/Offices to HMO. A planning application has been received and further details are required. Enforcement notice sent 05/04/17 which takes effect on the 05/05/17 and has a two month compliance period 07/05/17.

22 MB	16 Butts Road	31/03/16	Enforcement action authorised by 31/3/16 planning committee	A planning application has been received and further details are required. A meeting has taken place with planning agents and the agent to address any shortcoming with the scheme and amendments are expected. Stroud Avenue planning inspectorate decision will inform how this case is progressed. Enforcement action currently on hold pending the outcome of the current live planning application. The applicant's agent met with officers in February to progress the current planning application which has now been made valid and is due to be registered shortly. Enforcement action currently held in abeyance and the owner has been issued with a Requisition for Information which is overdue and will be chased.
23 HS	30 Skip Lane – 16/0661		Enforcement action authorised by 3/11/16 planning committee	Following November's planning committee resolution to refuse and enforce, the landowner confirmed they would reduce the height of the existing garden building by 0.54 metres to revert to the Government's permitted development allowances. This has now been completed and Officers have visited the site, confirming the height of the garden building is 2.45 metres high, measured from the highest natural ground level within the landowner's site, that the structure is built on as defined in the legislation. The garden building meets current permitted development allowances and is lawful in the eyes of the planning legislation. No further action is required. RESOLVED
24 JT	100 Whitehorse Road, Brownhills	01/09/16	Enforcement action authorised by 01/09/16 committee	Bike shed adjacent highway – last warning letter sent 06/10/16 – visited site 21/10/16 shed remains in place. Enforcement notice to be served.
25 JT	39 Shire Ridge, Walsall Wood	01/09/16	Enforcement action authorised by 01/09/16 planning committee	The fence and wall to the side have been reduced in height in accordance with the approved planning application. The owners have been advised that an application will be required for the change in levels of the rear garden. Officers in negotiation regarding this matter.
26	The Eagle PH,	01/12/16	Prosecution following	Failure to comply with S215 notice to tidy up the derelict site. Planning

AI	Cresswell Crescent		non-compliance with S215 Notice	application17/0026 received on 06/01/17 for redevelopment for a new apartment scheme but not yet valid. Prosecution being prepared.
27 AI	The Leathern Bottle, Cresswell Crescent	01/12/16	Prosecution following non-compliance with S215 Notice	Failure to comply fully with S215 notice to tidy up the derelict site although the pub has been demolished and site secured. Prosecution case being prepared..
28	52 Shepwell Green	30/03/17	Prosecution following non-compliance with S215 Notice	Failure to comply fully with S215 notice to tidy up. Prosecution case being prepared.
29	Land at the Corner of Holly Hedge Lane and Wolverhampton Road, Walsall	2/2/17	Enforcement action authorised by 2/2/17 committee	Appeal against the decision is currently being considered by the Planning Inspectorate, PCN issued