

5 BOGGS COTTAGE, KEELE, reference 14/00036/207C3

The purpose of this report is to provide Members with an update, in accordance with the resolution of Planning Committee at its meeting of 3rd January 2019 (since repeated), of the progress in relation to the taking of enforcement action against a breach of planning control at this location.

RECOMMENDATION

That the information be received.

As reported in the last update of 18th June 2019, the Planning Inspectorate has confirmed that the appeal that has been made against the Enforcement Notice is valid but has not issued a 'start letter' and as such has not set out the appeal timetable and that remains the case on the date that this report was prepared.

In response to a letter from the Council's Chief Executive to the Planning Inspectorate's Chief Executive, the Inspectorate have expressed their sincere apologies for the delay in the starting of this appeal advising that unfortunately they are experiencing a high demand on their limited Enforcement Inspector resource. They indicate that it is a situation that they are working to address through both the recruitment of additional resources and the introduction of new working practices, and that together these should enable them to meet competing demands across the wide range of casework they handle. The Inspectorate in their response dated 8th July indicate that they hope to allocate the appeal to an Inspector shortly.

The Inspectorate is currently indicating, as a guide, that an enforcement appeal will take from valid appeal to decision:

	RECEIPT TO START	TO START EVENT	TO EVENT DECISION	TOTAL TIME
WRITTEN REPRESENTATIONS	24 weeks within which receipt to validation is 4 weeks	14 weeks	4 weeks	42
HEARINGS	24 weeks within which receipt to validation is 4 weeks	26 weeks	3 weeks	53
INQUIRIES	51 weeks within which receipt to validation is 12 week	34 weeks	6 weeks	91

These time periods are longer than previously reported.

The appeal was received on 10th December and confirmation that the appeal was valid was received on 15th January 2019. At the time that this report was written it was almost 32 weeks since that receipt.

Date report prepared: 26th July 2019