

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 13th August 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 accordance with the resolution of the Planning Committee at its meeting on 10th September a letter has been sent to the Planning Inspectorate on behalf of the Committee expressing concerns about the delay and asking that the matter is expedited. A response to that letter has not been received at the time of writing this report.

As a guide the Inspectorate is currently indicating (as of 9th September 2019) that an enforcement appeal will take from valid appeal to decision:

	RECEIPT TO START	START TO EVENT	EVENT TO DECISION	TOTAL TIME
WRITTEN REPRESENTATIONS	26 weeks within which receipt to validation is 3 weeks	17 weeks	3 weeks	46
HEARINGS	33 weeks within which receipt to validation is 6 weeks	29 weeks	6 weeks	68
INQUIRIES	35 weeks within which receipt to validation is 2 week	31 weeks	9 weeks	75

Other than in respect of Inquiries, 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 36 weeks since that receipt.

Date report prepared: 26th September 2019