

WAVERLEY BOROUGH COUNCIL
PLANNING COMMITTEE
7 February 2024

Title:

PLANNING ENFORCEMENT UPDATE REPORT FOR THE PLANNING COMMITTEE

Summary and purpose:

The purpose of this report is to provide Members with a overview of Planning Enforcement for the year 2023.

Effective planning enforcement maintains public confidence in the planning system. Dealing appropriately with breaches of planning control and ensuring compliance is essential to ensure that the planning process as a whole remains credible. Central Government advise that local planning authorities should act proportionately in their responses bearing in mind that to build without planning permission is not an offence and that the main purpose of planning enforcement is not to punish but to achieve sustainable development.

The planning enforcement function and how we investigate complaints is set out in the [Waverley Borough Council Local Planning Enforcement Plan \(January 2023\)](#) The plan includes a flowchart at Appendix 1 of how breaches of planning control are dealt with.

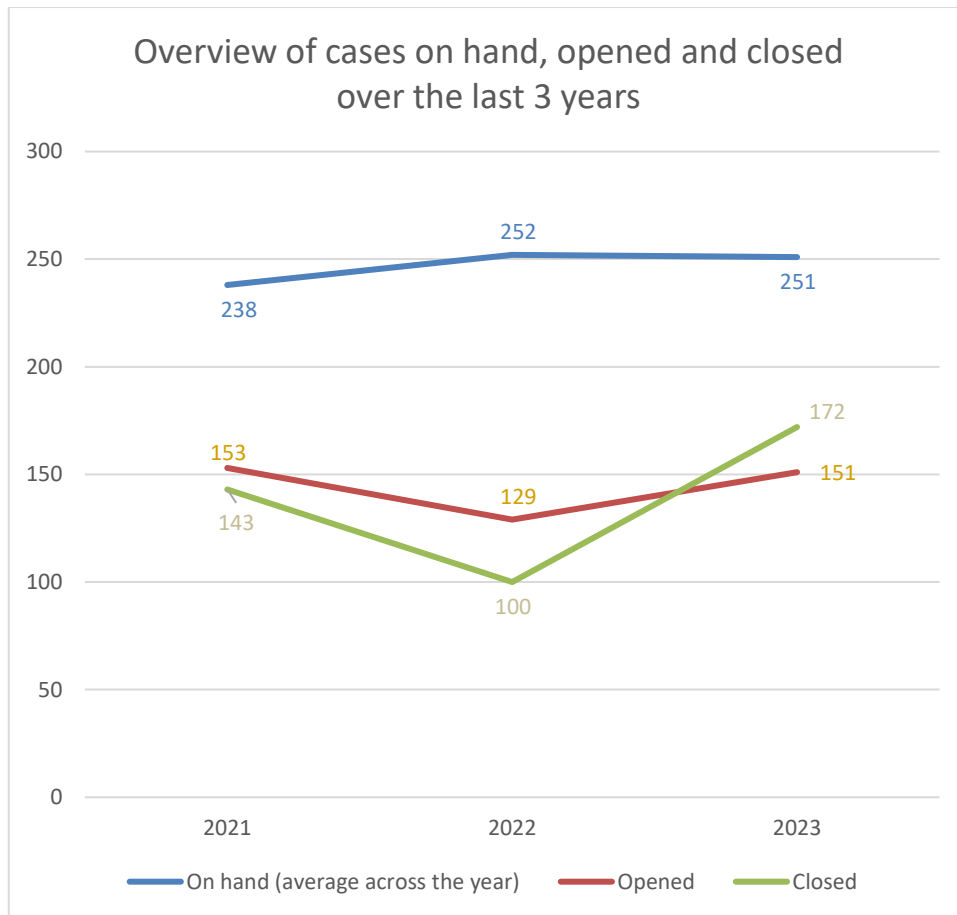
Enforcement Statistics

	2023			
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
Cases opened	28	39	43	41
Cases closed	32	49	44	47
Cases on hand	259	255	245	244
Number actioned within 12 weeks (%)	34 (82.9%)	19 (43.2%)	35 (100%)	50 (98%)

Local Performance Indicator: 75% of cases actioned within 12 weeks

Cases actioned are those that have been visited and the decision has been made as to how to proceed.

Cases on hand at time of report: 250



Enforcement Notices and BCNs served since in 2023: 9

Appeals

Enforcement Notice Appeals Pending

17 Frensham Road Farnham
Notice served: 01/12/2022
Breach: Erection of a dwelling
Status: Awaiting Inspector's site visit

Burnt Hill Plaistow Road Dunsfold
Notice served: 26/07/2022
Breach: Alterations to land levels
Status: Hearing 12 March 2024

Land adjacent to Elm Corner Dunsfold

Notice served: 01/06/2023

Breach: Change of use to groundworks business, laying of hardstanding, erection of a log store.

Status: Awaiting Inspector's site visit.

Land south of Foxhaven Old Park Lane Farnham

Notice served: 21/07/2023

Breach: Erection of a building and decking

Status: Awaiting Inspector's site visit.

Frensham Meadow Bacon Lane Frensham

Notice served: 27/06/2022

Breach: Erection of extension to stables

Status: Awaiting PINS decision.

Oakmede Brooklands Way Farnham

Notice served: 25/07/2023

Breach: Change of use to a residential and dog hydrotherapy centre

Status: Awaiting Inspector's site visit.

Singh Concrete

Notice served: 20/12/2022

Breach: Change of use to a concrete batching plant, erection of a platform tower and widening of an access

Status: Hearing 09/01/2024 awaiting Inspector's decision.

Woodmans Hyde Lane Churt

Notice served: 07/08/2023

Breach: Erection of a building

Status: Public Inquiry 13 and 14/02/2024

High Hedge Notice Appeal Pending

Tall Trees Hale House Lane Churt Farnham

Notice served: 04/04/2023

Breach: High Hedge

Status: Await start date

Appeal Decisions

1 Pine Ridge Drive Farnham

Notice served: 15/09/2022

Breach: Erection of a fence adjacent to a highway in excess of 1 metre

Decision: 02/01/2024 Planning Permission granted.

11 Knights Road Farnham

Notice Served: 12/10/2022

Breach: Use of ancillary building for independent residential purposes

Decision: 15/12/2023 Enforcement Notice upheld.

Enforcement Notices Authorised and/or Served and in appeal period

Burnt Hill Plaistow Dunsfold

Notice served: 30/10/2023

Breach: Siting of mobile homes, laying of hardstanding, alterations of land levels

Appeal period ends: 31st January 2024

Land North of Northcote Lane Shamley Green Guildford

Notice served: 12/01/2024

Breach: Change of use to storage and distribution of wood

Appeal period ends: 01/03/2024

Breach of Condition Notices Served and Pending

Land on west side of Green Lane Badshot Lea Farnham

Notice served: 15/09/2023

Condition Breached: Verification report for drainage now received

Status: Details submitted awaiting determination

Recommendation

That members note the performance on planning enforcement

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