

Report of Chief Planning Officer

Report to Joint Plans Panel

Date: 31 January 2017

Subject: Leeds Planning Enforcement Plan

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	☐ Yes	☒ No
Are there implications for equality and diversity and cohesion and integration?	☐ Yes	☒ No
Is the decision eligible for Call-In?	☐ Yes	☒ No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	☐ Yes	☒ No

1 Summary of main issues

- 2 Paragraph 207 of the National planning Policy Framework recommends that Planning authorities should secure an enforcement plan to manage enforcement proactively and set out how cases will be investigated and actioned . It states “ *Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so*”
- 3 The attached draft report outlines the key considerations for the enforcement service in Leeds. It sets out the main procedures and principles the service will adopt to regulate development and its priorities for investigations. It gives guidance on what we can do and the timescales for doing so and also how we balance the demands on the service with the resources available.
- 4 The report is presented to Joint plans Panel Members for comment and agreement for wider consultation with Ward Members prior to approving the plan as a working document for the service.

5 Recommendations

- 6 Members are asked to note the report, comment as considered appropriate and to agree to take forward the plan for wider consultation with ward members.

7 Corporate Considerations

7.1 Consultation and Engagement

- 7.1.1 The Joint Member Officer Working Group, a cross party group of members, comprising the Plans Panel Chairs, Development Plans Panel Chair, Executive Board Member and representatives from the other political parties have been briefed on the emerging plan.

7.2 Equality and Diversity / Cohesion and Integration

- 7.2.1 There are no specific equality considerations directly arising from this report. However, an equality impact assessment will be carried out on the Local Enforcement Plan prior to adoption.

7.3 Council policies and the Best Council Plan

- 7.3.1 The service makes a key contribution in the regeneration of the city and to the delivery of housing growth, a priority in the Best Council Plan and one of the Breakthrough projects. The Local Enforcement Plan sets out our policy and procedure for enforcing planning control in the city, ensuring the Council's enforcement resources are put to the best use in dealing with breaches of planning control that threaten the quality of the local built and natural environment or the amenities of residents. The planning system operates to regulate development and the use of land in the community's interest having regard to the development plan and other material planning considerations. The effective and proper enforcement of planning control is essential to maintain public confidence in the planning system.

7.4 Resources and value for money

- 7.4.1 There are no specific implications arising from this report. However, measures are being taken to ensure that the service is delivered within the present financial climate and close monitoring occurs of the budget.

7.5 Legal Implications, Access to Information and Call In

- 7.5.1 There are no specific legal implications and this report does not relate to a key or major decision.

7.6 Risk Management

- 7.6.1 There are a number of risks associated with the decision making process which are both financial and reputational. Measures, processes and future service improvements outlined in the report seek to minimise the risk of challenge.