

Planning Enforcement formal action (DM Committee 22nd July 2015)

| | ENFORCEMENT CASE NO. | LOCATION | BREACH | DATE ISSUED | EFFECTIVE DATE | COMPLIANCE DATE | APPEAL | NEW COMPLIANCE DATE | RESULT | NOTES/FURTHER ACTION |
|---|----------------------|--|---|-------------|----------------|-----------------|---|---------------------|--------------|---|
| 1 | CB/ENC/11/0267 | Land and grain store building at White Gables Farm, Blunham Road, Moggerhanger. MK44 3RA | Enforcement Notice 4 - change of use of land and grain store building to storage of materials and vehicles for haulage business | 20-Nov-13 | 20-Dec-13 | 20-Jan-14 | Appeal dismissed | 12-Apr-15 | | Compliance required by 5/4/15. Following site inspection 22/4/15 legal advice taken and land owner contacted. Site check due to be carried out on 24/6/15 deferred until mid July to enable the land owner to attend. |
| 2 | CB/ENC/11/0402 | Land adjoining Greenacres, Gypsy Lane, Little Billington, Leighton Buzzard. LU7 9BP | 2 Enforcement Notices 1 - unauthorised encroachment onto field 2 - unauthorised hard standing, fence and buildings | 15-Oct-12 | 12-Nov-12 | 10-Dec-12 | | | Not complied | Direct action to be taken |
| 3 | CB/ENC/11/0499 | Land at Erin House, 171 Dunstable Road, Caddington, Luton. LU1 4AN | Enforcement Notice - unauthorised erection of a double garage. | 03-Sep-13 | 01-Oct-13 | 01-Dec-13 | Appeal dismissed - high court challenge submitted | 27-Sep-14 | Not complied | Prosecution case being progressed. Counsels advice sought. Direct action possibility being investigated. Next Court Hearing on 28 July 2015 |
| 4 | CB/ENC/12/0079 | Woodstock Cottage, 44 High Street, Flitton, MK44 5DY | Listed Building Urgent Works Notice - works to Listed Building | 04-Feb-14 | 11-Feb-14 | 31-Mar-15 | | 31/05/2015 | | Notice has been complied with. |
| 5 | CB/ENC/12/0161 | Hawthorns, Leighton Road, Eggington, Leighton Buzzard, LU7 9NE | Enforcement Notice, change of use to a mixed use of agriculture and the sale and storage of motor vehicles | 7-Jul-14 | 8-Aug-14 | 10-Oct-14 | Appeal submitted 7/8/14 | | | Planning Inspectors site visit carried out on 29/06/15. Await outcome of appeal. |
| 6 | CB/ENC/12/0174 | Land at 15 St Andrews Close, Slip End, Luton, LU1 4DE | Enforcement notice - unauthorised change of use of dwelling house to four separate self-contained units | 29-Oct-14 | 29-Oct-14 | 28-May-15 | Appeal submitted 01/12/14 | | | Await outcome of appeal |
| 7 | CB/ENC/12/0199 | Plots 1 & 2 The Stables, Gypsy Lane, Little Billington, Leighton Buzzard LU7 9BP | Breach of Condition Notice Condition 3 SB/TP/04/1372 named occupants | 15-Oct-12 | 15-Oct-12 | 12-Nov-12 | | | | Occupied temporarily, await outcome of appeal for Kingswood Nursery - Hearing held on 18/12/14 |

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| 8 | CB/ENC/12/0330 | Land to rear of The Farmers Boy PH, 216 Common Road, Kensworth, Dunstable LU6 2PJ | Enforcement Notice - raising and levelling of the land by the importation of waste material | 08-Aug-12 | 10-Sep-12 | 10-Nov-12 | Appeal dismissed 19/7/13 | | Part complied | Work has commenced on the final phase of compliance with the requirements of the notice and should be completed by the end of June. |
| 9 | CB/ENC/12/0505 | The Pine Corner, 141 High Street North, Dunstable, LU6 1JW | S215 Notice - untidy land | 30-Oct-14 | 30-Nov-14 | 30-Jan-15 | | | | Redevelopment has commenced but details of discharge of conditions not submitted - to be followed up. |
| 10 | CB/ENC/12/0508 | Land at Site C, The Stables, Stanbridge Road, Great Billington, Leighton Buzzard, LU7 9JH | Enforcement Notice- Unauthorised creation of new access and erection of gates. | 17-Nov-14 | 15-Dec-14 | 15-Mar-15 & 15-June-15 | | | | Notice not complied with.. Further visits to assess next steps. |
| 11 | CB/ENC/12/0521 | Random, Private Road, Barton Le Clay, MK45 4LE | Enforcement Notice - Without planning permission alterations and extensions to create a new dwelling. | 16-Aug-13 | 16-Aug-13 | 16-Oct-13 | Joint Planning & Enforcement Appeal submitted. | | Enforcement Appeal quashed. | Enforcement notice appeal considered with planning appeal CB/13/01746 for retrospective permission for the extension works carried out. Notice quashed and planning appeal allowed. CBC successfully challenged reasoning in PINS decision letter. PINS to reconsider the appeals. Await outcome of reconsidered appeals. |
| 12 | CB/ENC/12/0599 | Millside Nursery, Harling Road, Eaton Bray, Dunstable, LU6 1QZ | Enforcement Notice - change of use to a mixed use for horticulture and a for a ground works contractors business | 01-Sep-14 | 02-Oct-14 | 02-Jan-15 | | 02-Jun-15 | | Compliance period extended to enable the site owners to demonstrate that the future use of the site is solely to be a nursery. |
| 13 | CB/ENC/12/0633 | Land at Plot 2, Greenacres, Gypsy Lane, Little Billington, Leighton Buzzard. LU7 9BP | Enforcement Notice - construction of timber building and the laying of hard standing. | 17-Jan-13 | 14-Feb-13 | 14-Mar-13 | | | Not complied | Costs of direct action to be obtained, await joint site visit. |

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| 14 | CB/ENC/13/0083 | Land Adjacent to, Magpie Farm, Hill Lane, Upper Caldecote | Breach of Condition Notice - Condition 1 Boundary wall, Condition 2 Septic tank, outflows and soakaways | 30-Jan-15 | 30-Jan-15 | 01-Mar-15 | | | | Letter sent from legal to request compliance or prosecution action will follow for failing to comply with the Breach of Condition notice. |
| 15 | CB/ENC/13/0276 | Land at Motorcycle track, south of, Billington Road, Stanbridge | Breach of Condition Notice - No more than 7 motorcycles shall use the track at anyone time | 09-Apr-14 | 09-Apr-14 | 09-May-14 | | | | Application received to increase height of bund as required by recent permission. |
| 16 | CB/ENC/13/0336 | The Stables, Dunstable Road, Toddington, Dunstable, LU5 6DX | 2 Enforcement Notices - Change of use from agriculture to a mixed use of agriculture, residential and retail sales and building works for commercial purposes | 11-Jul-14 | 15-Aug-14 | 15-Oct-14 | Appeals dismissed | Aug-15 | | Appeals dismissed. Compliance periods of two months unchanged. Check compliance August 2015. |
| 17 | CB/ENC/13/0412 | Land at 19a High Street South, Dunstable. LU6 3RZ | Enforcement Notice - Change of use offices to bedsits | 20-Jan-14 | 20-Feb-14 | 20-Aug-14 | | | | Enforcement Notice superseded by planning permission, however no request to discharge conditions this is being followed up. |
| 18 | CB/ENC/13/0492 | Land at Long Lake Meadow, High Road, Seddington, Sandy, SG19 1NU | Enforcement Notice - change of use of the land to a gypsy and traveller site and unauthorised creation of hardstanding | 06-Mar-14 | 06-Apr-13 | 06-Jun-14 | Appeal split decision | 05-Nov-14 | Not complied | Lawful caravan area for up to 5 caravans defined. Hardstanding area in field required to be removed now shown to be retained in association with proposed stable development (CB/15/00859/FULL) granted conditional approval on 30/06/15. |
| 19 | CB/ENC/13/0607 | Clements End Farm. Clements End Road, Studham, LU6 2NG | Enforcement Notice - Change of use from vehicle repairs to a mixed use for vehicle repairs and vehicle sales. | 05-Jun-15 | 03-Jul-15 | 03-Sep-15 | Appeal submitted 30/6/15 | | | Appeal received, further action held in abeyance pending outcome of appeal. |
| 20 | CB/ENC/14/0056 | 5A - 5B King Street, Houghton Regis, LU5 5DS | Breach of Condition Notice - scheme for the parking of vehicles on the site | 13-Mar-15 | 13-Mar-15 | 13-Apr-15 | | | | Agent in discussion with DC Highways re revised parking scheme. |

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| 21 | CB/ENC/14/0351 | 105 High Street South, Dunstable, LU6 3SQ | Enforcement Notice - the erection of a second storey rear extension | 13-Aug-14 | 13-Sep-14 | 13-Dec-14 | Appeal dismissed | 28-Jul-15 | | Appeal dismissed, inappropriate materials. Removal of second storey of rear extension required to be carried out by 28/7/15 |
| 22 | CB/ENC/14/0360 | Land at Glebeland, Sharpenhoe Road, Streatley, Luton, LU3 3PS | Tree replacement notice - Felling of a sycamore tree | 03-Oct-14 | 03-Nov-14 | 03-Mar-15 | Appeal dismissed | 08-Nov-15 | | Appeal dismissed, Tree Replacement Notice upheld with compliance date of 08/11/2015. |
| 23 | CB/ENC/14/0361 | The Old Rose, 16 Blunham Road, Moggerhanger, MK44 3RA | Section 215 notice - untidy land and buildings | 29-Apr-15 | 30-May-15 | 30-Aug-15 | | | | Check compliance 30/08/15 |
| 24 | CBC/ENC/14/0372 | 23 Birds Hill, Heath and Reach, Leighton Buzzard, LU7 0AQ | Untidy Land - S215 | 21-May-15 | 22-Jun-15 | 22-Aug-15 | | | | Section 215 Notice with compliance date of 22/08/2015 |
| 25 | CB/ENC/14/0376 | 6 Denbigh Close, Marston Moretaine, Bedford, MK43 0JY | Enforcement Notice - change of use of the Land from a residential dwelling to a mixed use of office and residential | 13-Aug-14 | 12-Sep-14 | 12-Dec-14 | Appeal dismissed | 27-Oct-15 | | Change of use appeal dismissed. Time period for compliance extended to 6 months until the end of October 2015. |
| 26 | CB/ENC/14/0378 | 25 High Street, Sandy, SG19 1AG | Enforcement Notice - the installation of roller shutters | 13-Aug-14 | 12-Sep-14 | 12-Oct-14 | Appeal submitted 11/09 joint appeal with Planning | | | Retention of roller shutters application CB/14/01750/Full refused. Await outcome of joint appeal. |
| 27 | CB/ENC/14/0392 | Land at 1 Wing Road, Linslade, LU7 2NG | Section 215 notice - untidy land and buildings | 29-Apr-15 | 29-May-15 | 29-Aug-15 | | | | Section 215 Notice served requiring them to demolish the remainder of the existing building on the site. Date for compliance is 29/08/2015 |

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| 28 | CB/ENC/14/0406 | 5 Fen End, Stotfold, SG5 4BA | Breach of Condition Notice - Non Compliance with Condition 3 attached to planning application CB/13/02896/Full - noise mitigation scheme | 12-Mar-15 | 12-Mar-15 | 18-May-15 | | | | Operator to relocate main joinery machines to other more suitable premises and remove boiler flue by mid July 2015. Enforcement Notice for the unauthorised change of use from B1 to B2 use has taken effect. Environmental Health continue to be in negotiation with the operators appointed noise consultants. |
| 29 | CB/ENC/14/0414 | Land at Asda Store, Church Street, Biggleswade, SG18 0JS | Breach of condition notice - Hours of delivery | 10-Oct-14 | 10-Oct-14 | 10-Nov-14 | | | | Further complaint regarding delivery of trolleys, awaiting decision from legal as to whether this breaches the notice. |
| 30 | CB/ENC/14/0423 | Land to the rear of, 197 Hitchin Road, Arlesey, SG15 6SE | Breach of Condition Notice - Condition 1 not complied with - attached to planning permission 12/03535- use of land as a caravan site by any persons other than gypsies and travellers. | 05-Dec-14 | 05-Dec-14 | 05-Jan-15 | | | | Breach of condition notice to be served in relation to the number of static caravans being exceeded. |
| 31 | CB/ENC/14/0485 | Clifton House and outbuildings, Church Street, Clifton, Shefford, SG17 5ET | Repairs Notice - Listed Building in state of disrepair | 08-Jan-15 | 08-Jan-15 | 08-Mar-15 | | 08/04/2015 | | Discuss with legal the possibility of Compulsory Purchase. |
| 32 | CB/ENC/14/0539 | 6 Bedford Road, Moggerhanger, MK44 3RR | Enforcement Notice - Materials used affecting the appearance of the dwelling | 10-Nov-14 | 10-Dec-14 | 10-Jan-2015 & 10-Feb-2015 | Appeal submitted 03/12/14 | | | Await outcome of appeal. |
| 33 | CB/ENC/14/0552 | Land at 28 Royce Close, Dunstable, LU6 2NT | Enforcement Notice - Construction of a raised terrace and fence. | 10-Nov-14 | 10-Dec-14 | 10-Feb-15 | | | | Planning permission granted for revised scheme. Alterations to be completed by 30/09/15. |