

Planning Enforcement formal action (DM Committee 29th March 2017)

	ENFORCEMENT CASE NO.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE DATE	RESULT	NOTES/FURTHER ACTION
1	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	Awaiting outcome of PFMT presentation.
2	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 March 2014. Magistrates Prosecution successful. Crown Court prosecution successful.	15-May-17	Not complied	Appeal against the refusal of CB/16/01453 for a smaller, lower double garage in the same location dismissed. The property owner has until 15 May 2017 to fully comply with the enforcement Notice and demolish the whole structure.
3	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				Awaiting outcome of PFMT presentation.
4	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			Not complied	Legal advice being sought as to next steps.
5	CB/ENC/12/0521	Random, Private Road, Barton Le Clay, MK45 4LE	Enforcement Notice 2 - Without planning permission the extension and alteration of the existing dwelling on the land.	24-Aug-15	24-Sep-15	24-Mar-16 & 24-June-16		07-Apr-17	Appeal dismissed 07/03/16	Decision to decline to determine new planning application CB/17/00185/FULL. Planning permission CB/16/02327/FULL granted 29/9/16, condition 2 requires submission of demolition scheme and demolition of unauthorised extensions as per compliance with Enforcement Notice. Appeal received 31/10/16 against Condition 2, awaiting decision from Planning Inspectorate. Enforcement Notice requires demolition of unauthorised extensions by 7/3/17.

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6	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	Awaiting outcome of PFMT presentation.
7	CB/ENC/13/0336	The Stables, Dunstable Road, Toddington, Dunstable, LU5 6DX	2 Enforcement Notices - 1. Change of use from agriculture to a mixed use of agriculture, residential and retail sales and 2. building works for commercial purposes	11-Jul-14	15-Aug-14	15-Oct-14	Planning appeal received 07/06	02-May-17	Not complied	Appeal against the refusal of the Section 191 application for the use of a dwelling house for residential purposes (CB/15/04424) was dismissed in January 2017. Land owner has until 2 May 2017 to cease the residential use of the single dwelling. Site inspection will be carried out to check compliance.
8	CB/ENC/13/0452	Long Yard, Dunstable Road, Studham, Dunstable, LU6 2QL	3 X Enforcement Notices - 1 -Erection of timber building 2 - Material change of use from agriculture to storage of motor vehicles 3 - Material change of use of the land from agriculture to a mixed use for agriculture and the storage of motor vehicles, a touring caravan and building and hardore materials. 1X Enforcement Notice - Material change of use from agriculture to storage of motor vehicles and building and waste materials.	12-Aug-15 12-Aug-15 12-Aug-15 04-Feb-16	12-Sep-15 12-Sep-15 12-Sep-15 07-Mar-16	12-Nov-15 12-Nov-15 12-Nov-15 07-May 16 07-June-16			Not complied with Complied with	Enforcement Notice 1 has not been complied with. No further action needed Enforcement Notice 3 has been part complied with. Prosecution being prepared by Legal. Owner has since made contact to comply with Notices prior to 23rd March 2017.
9	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				Works are continuing to comply with the Notice.

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10	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		Informal discussions have taken place with relevant Councillors re: best way forward for the Council prior to formal submission of report to relevant Committee for consideration.
11	CB/ENC/15/0140	Springbank, Bottom Drive, Eaton Bray, LU6 2JS	Enforcement Notice - Unauthorised wall	09-Nov-15	08-Dec-15	08-Feb-16		27/09/2016	Appeal decision 27/7/16 - Enforcement Notice upheld	Deadline of 23rd March given to comply. If failed to meet then prosecution will commence.
12	CB/ENC/15/0182	8 The Avenue, Blunham, MK44 3NY	Enforcement Notice - Unauthorised fence	22-Mar-16	22-Apr-16	22-May-16			Complied	Fence has been reduced to 1 metre in height- breach has ceased, case closed.
13	CB/ENC/15/0258	The Coach and Horses, 95 The Green, Stotfold, SG5 4DG	Enforcement Notice - Unauthorised construction of play equipment	17-May-16	17-Jun-16	17-Jul-16	Appeal received 10/06/16		Appeal decision - appeal allowed 08/02/17 Notice quashed	Appeal allowed by the Planning Inspectorate and enforcement notice quashed. Minimal impact upon neighbours privacy.
14	CB/ENC/15/0260	Gravenhurst Lane/A6, Silsoe	Section 215 notice - untidy land and buildings	06-May-16	08-Jun-16	08-Jul-16				Part compliance with the Section 215 Notice. Tyres and scrap removed. Internal and external alterations to the barn building carried out. Legal dispute over land ownership still with the courts. December 2016 - Planning Contravention Notice (PCN) served on all parties to assess the scale and nature of the planning breaches. January 2017 - All parties returned the completed PCNs. Two mobile homes now in residential use.
15	CB/ENC/15/0423	Land at, Astwick Road, Stotfold	Injunction served 22nd September 2015, continuation injunction served 5th October 2015 for unauthorised development for Gypsy and Traveller site.							Continuation of Injunction granted 5/10/15 to prevent further unlawful development. Planning application refused.

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			Enforcement Notice served 11/12/15	11-Dec-15	11-Jan-15	11-Jul-16 11-Oct-16		02-Mar-17 02-Jun-17	Appeal dismissed	Decision to decline to determine planning application to retain a single pitch (one mobile and one static) received CB/16/05603. Injunction remains in place to prevent further development. Enforcement Notice remains in effect, compliance 2/3/17 and 2/6/17.
16	CB/ENC/15/0466	Land at 13 Icknield Street, Dunstable, LU6 3AD	Enforcement Notice - the installation of a dormer	30-Nov-16	28-Dec-16	28-Jun-17				Check compliance 28/06/17
17	CB/ENC/15/0530	47 Hitchin Road, Stotfold, SG5 4HP	Section 215 Notice - untidy land	31-Aug-16	30-Sep-16	30-Oct-16				Planning agent has been instructed and will be submitting an application for the retention of the cars as they have been stored for a period of more than 10 years.
18	CB/ENC/15/0542	Land at Honeywicke Cottage, Honeywick Lane, Eaton Bray, Dunstable, LU6 2BJ	Enforcement Notice - Material change of use from agriculture to use for Class B8 storage as a scaffolding contractors yard and the laying of hardstanding.	10-Feb-16	10-Mar-16	10-Sep-16 10-Oct-16		19-Jan-17	Appeal dismissed	Challenge against Appeal decision has now been lodged. All action held in abeyance.
19	CB/ENC/16/0001	Rear of, 2 Wrestlingworth Road, Potton, SG19 2DP	Enforcement Notice - Material change of use of the land from agricultural use to a use for the storage of materials, equipment and machinery associated with the unauthorised demolition business.	01-Jun-16	01-Jul-16	01-Aug-16	Appeal received 10/06/16		Appeal dismissed, Enforcement notice upheld subject to corrections	Partial compliance achieved. Agent reminded of compliance time period and immediate need to achieve full compliance. Further site check anticipated for end March 2017.
20	CB/ENC/16/0016	Grooms Cottage, 5 West Hill, Aspley Guise, MK17 8DP	S215 Notice - Building in state of disrepair	16-Nov-16	16-Dec-16	16-Mar-17				Meeting to be held with Agent, Highways and Planning Enforcement on 08/03/2017 to discuss highway spray prevention options.
21	CB/ENC/16/0084	Unit 22 Pulloxhill Business Park, Greenfield Road, MK45 5EU	Enforcement Notice 1 (r/o Unit 14)- Material change of use of the land from amenity land to use for the storage, maintenance and cleaning of plant/machinery	05-Apr-16	06-May-16	06-June-16 06-July-16	Appeal received 06/05/16		Notices withdrawn	Condition and use of access the subject of CB/15/04844 resolved. Tenant keen to attempt to resolve the other non compliances by the forthcoming submission of details. Case to be reviewed early April 2017.

Planning Enforcement formal action (DM Committee 29th March 2017)

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			Enforcement Notice 2 (r/o Unit 22)- Material change of use of the land from amenity land to use for the storage, maintenance and cleaning of plant/machinery	05-Apr-16	06-May-16	06-Jun-16				
22	CB/ENC/16/0179	Land at 81 The Rowlands, Biggleswade, SG18 8NZ	S215 Notice - Untidy land	02-Aug-16	02-Sep-16	02-Oct016				Court date set for 21/04/2017 at Luton Magistrates Court.
23	CB/ENC/16/0214	Land at 27 Gardeners Close, Maulden, Bedford, MK45 2DY	Enforcement Notice - Unauthorised erection of an outbuilding, a raised platform and supporting frame.	22-Aug-16	22-Sep-16	22-Oct-16				Prosecution report to be forwarded to Legal.
24	CB/ENC/16/0216	Falcons Field, Lower Rads End, Eversholt, MK17 9EE	Enforcement Notice - Unauthorised construction of a tree house	08-Mar-17	08-Apr-17	08-May-17				Check compliance 08/05/17
25	CB/ENC/16/0237	Land at 3A Shannon Close and Land to the North, Lower Stondon, SG16 6EF	Unauthorised works to trees protected by Tree Preservation Orders							Court date confirmed as 20/03/2017.
26	CB/ENC/16/0254	Tree Tops, Heath Lane, Aspley Heath, MK17 8TN	Unauthorised felling of trees in a Conservation Area							Re-planting to take place in the first planting season following completion or first use of the dwelling and so I have made a calendar note to do a reminder on 1/10/2017. In the meantime this case will be taken off the list for the next Committee.
27	CB/ENC/16/0328	52 The Ridgeway, Flitwick, MK45 1DJ	Section 215 - Untidy Land	03-Oct-16	03-Nov-16	03-Dec-16				First hearing on 04/04/2017 at Luton Magistrates' Court.
28	CB/ENC/16/0390	7 Lovers Walk, Dunstable, LU5 4BG	Section 215 - Untidy Land	20-Oct-16	20-Nov-16	20-Dec-16				Notice not complied with - file being prepared for Legal.
29	CB/ENC/16/0548	2 Hockliffe Road, Leighton Buzzard, LU7 3FN	Enforcement Notice - Unauthorised change of use, taxi business.	12-Jan-17	12-Feb-17	12-Mar-17	Appeal received 09/02/17			Appeal submitted. Awaiting start letter from Planning Inspectorate.
30	CB/ENC/16/0549	Land rear of Unit 14, Pulloxhill Business Park, Greenfield Road, Pulloxhill,	Enforcement Notice - The unauthorised material change of use of the Land to open storage and cleaning of commercial plant and machinery with the	27-Jan-17	01-Mar-17	01-Apr-17 01-Jun-17				No appeal made to the Planning Inspectorate by the deadline of 1 March 2017.

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31	CB/ENC/17/0013	Lidlington Post Office, 35 church Street, Lidlington, MK43 0RJ	Temporary Stop Notice - The unauthorised erection of a structure.	24-Feb-17	24-Feb-17	24-Feb-17				Notice ceases to have effect on the 24th March 2017.