



LITTLE GADDES DEN *parish council*

POLICY ON PLANNING ENFORCEMENT – 18TH MARCH 2020 (REVIEW MAY 2022)

The Parish Council is a statutory consultee on planning matters but it is Dacorum Borough Council (DBC) that both decides planning applications and has the power to enforce planning consents and land use.

The Parish Council has a role to play with planning compliance. The purpose of this policy is to set out for both Councillors and members of the public how the Parish Council will respond to enforcement matters.

The majority of planning enforcement investigations carried out by DBC involve one of the following alleged breaches:

1. Building works or engineering operations carried out without planning permission.
2. Unauthorised change of use of land or buildings.
3. Development which has not been carried out in accordance with an approved planning permission.
4. Failure to comply with a condition or legal obligation attached to a planning permission.
5. Any contravention of the limitations on, or conditions belonging to, permitted development rights, set out in the Town and Country (General Permitted Development) Order 2015 (GPDO) (as amended).

Although not strictly a breach of planning control as described above, other matters which are dealt with by the Planning Enforcement Team include:

6. Works carried out to a listed building, which affect the historic character or setting, without the benefit of listed building consent.
7. Removal of, or works carried out on, protected trees and hedgerows without consent being granted or proper notification given.
8. Display of advertisements without the required consent.
9. Failure to comply with the requirements of an Enforcement Notice, which has taken effect, within the timescales stated on the Notice.

Note that whereas items 1-5 listed are not criminal offences, items 6-9 are criminal offences, for which the Council could commence prosecution proceedings.

What to do if you have a planning concern?

A Councillor concerned about a possible breach or enforcement issue should refer the matter to Paul Kelly. If a member of the public is concerned about a potential non-compliance, then they may either contact the Enforcement Officer at DBC or contact Parish Cllr. Paul Kelly whose portfolio includes Planning Enforcement.

DBC contact details are as follows, DBC Development Management (Enforcement) Tel: (01442) 228579

e-mail: planning.enforcement@dacorum.gov.uk

DBC prefer to receive a completed form, see link below

<http://www.dacorum.gov.uk/home/planning-development/planning-enforcement>

Parish Council contact details are as follows, Paul Kelly – Tel 07879 443333, e-mail: paulkellylittleg@gmail.com

Cllr. Kelly will investigate and refer the matter to his colleagues on the Parish Council and depending on the individual case the Parish Council may either:-

- Take no further action, in which case the complainant will be advised, or
- Refer the potential breach to the Enforcement Officer at Dacorum Borough Council

For the avoidance of doubt and to maintain the appropriate lines of communication the Parish Council will not contact the party responsible for the potential breach but will leave that to the Enforcement Officer of Dacorum Borough Council. There is for information a LOCAL ENFORCEMENT PLAN available for reference on the Dacorum web site.

<http://www.dacorum.gov.uk/home/planning-development/planning-enforcement>

Signed by the Chairman.....Date.....