



Bristol City Council
Local Enforcement Plan
November 2025



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Local Enforcement Plan

1. Introduction

This Local Enforcement Plan sets out Bristol City Council's approach to planning enforcement in line with national policy expectations. As recognised in paragraph 60 of the NPPF, effective enforcement is important for maintaining public confidence in the planning system: To ensure that developments are not only authorised but also carried out in accordance with approved plans. Para. 60 also highlights that planning enforcement action is discretionary, and that Local Planning Authorities should act proportionately in responding to suspected breaches of planning control.

In exercising its planning enforcement function Bristol City Council will take account of National Planning Policies, including the NPPF, the Government's Planning Practice Guidance, the relevant policies of the Local Plan and any other material planning considerations as appropriate.

This Local Enforcement Plan sets out how the Council will investigate alleged cases of unauthorised development, the priorities for taking action where breaches are identified and target timescales. This plan also outlines the assessments and considerations that officers follow. The planning enforcement service will monitor its performance against this plan and, if necessary, review it further. Updates may also become necessary, depending on the resources the Council is able to invest in the service given ongoing financial challenges.

2. Service Aims

Preserving the historic environment is crucial for any place at any Overarching goal: to ensure development in Bristol takes place in accordance with the national and local planning framework and aligns with good practice.

To achieve this the Council will:

1. Act on breaches timely, proportionately and consistently;
2. Communicate clearly and timely, enabling neighbourly resolution wherever possible and respecting data privacy regulations; and
3. Use the Council's powers transparently, responsibly and in the public interest.

3. When can planning enforcement action be taken?

Planning enforcement action can only be taken where a breach of planning control has occurred. As such the first step in any case is establishing whether development requiring planning permission has taken place without the requisite consent. Note, that not all development requires planning permission. Please refer to the Council's online advice section to find out whether particular proposals require permission. Before submitting an enforcement complaint, please check whether it is likely that a breach has actually occurred: [Check what approval you need for your building work](#)

3.1. What is a breach?

A breach of planning control is defined in section 171A of the Town and Country Planning Act 1990 as (emphasis added):

1. The carrying out of development without the required planning permission; or
2. Failing to comply with any condition or limitation subject to which planning permission has been granted.
3. In general, the planning system expects Councils to give those responsible for undertaking unauthorised development the chance to put matters right before taking formal action.
4. Development is defined as *“the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.”* (Town and Country Planning Act, 1990).

This includes:

- a. Building works – erection of a building, excavations, alterations to buildings*, larger fences
- b. A change in use class

**some small scale extensions to houses may not need permission.*

Key examples of what may constitute a breach:

1. A development taking place without planning permission
2. A development not built to the agreed permission
3. The use of a building/land has changed without planning permission
4. Conditions of planning permission are not being met
5. Unauthorised works to a listed building
6. A piece of land or building is causing significant harm to
7. the surrounding area
8. Adverts have been displayed without consent
9. Protected trees, or those within Conservation Areas are being felled/pruned without approval.
10. What does not constitute a breach:
11. Neighbour disputes (unless there is a clear planning issue that has significant impact on the area)
12. Boundary or party wall disputes (these are Civil matters)
13. Investigation of land ownership
14. Noise, smell or pollution complaints (unless these are in direct conflict with relevant conditions imposed on a development via a planning consent). You can
15. check whether conditions apply at the ‘track planning applications’ site. You can raise noise concerns that are not in breach of a planning consent with the council’s environmental team, here
16. Health and safety on building sites (i.e. unsafe site working practices, for these refer to the Health & Safety executive
17. Building regulations (breaches of building regulations can be referred to the building control team)

18. Erection of scaffolding
19. Parking issues on the highway (these are a matter either for our highways team, or if a vehicle is parked causing a danger then the Police)
20. We will not investigate:
21. Anonymous complaints
22. Complaints believed to be malicious/spurious
23. Complaints that are found to be without basis
24. Matters unrelated to planning

If, during the course of investigation, the contact details of the complainant are found to be false, in most circumstances, the investigation will cease.

Further explanation on the powers of Local Planning Authorities in relation to enforcement can be found in the House of Commons Library 2024 research briefing on enforcement.

3.2. Immunity

Over time breaches of planning control can become lawful (excluding listed buildings). This means that a breach becomes immune from enforcement action and the council is no longer able to remove or mitigate any planning harm. When investigating potential breaches of planning control, officers must consider whether a breach is immune from enforcement action.

In most cases, development becomes immune from enforcement if no action is taken:

1. Within 10 years of substantial completion for a breach of planning control consisting of operational development where substantial completion took place on or after 25 April 2024
2. Within 10 years for an unauthorised change of use to a single dwellinghouse where the change of use took place on or after 25 April 2024
3. Within 4 years of substantial completion for a breach of planning control consisting of operational development where substantial completion took place before 25 April 2024;
4. Within 4 years for an unauthorised change of use to a single dwellinghouse where the change of use took place before 25 April 2024
5. Within 10 years for any other breach of planning control (essentially other changes of use)

4.0. Reporting a breach

Anyone suspecting that a planning breach may have occurred should check whether the works or operation may be lawful by:

1. Considering whether it may be covered by permitted development rights; and
2. Reviewing the published planning decisions for the relevant address, see: [Search and track planning applications](#)

If such research indicates that a potential breach is likely occurring, please notify the enforcement team as soon as possible to minimise harmful development and avoid immunity arising.

Note that it is not possible to monitor all ongoing development within the city, and it is the responsibility of the individual developer to comply with planning conditions.

4.1. How to report a breach

In order to investigate an alleged breach, it is important that we have as much information about the development as possible. Breaches can be investigated more rapidly when sufficient information is provided up-front. The Council's online form prompts for relevant information to be provided and speeds up the administration of cases:

<https://www.bristol.gov.uk/planning-and-building-regulations/planningenforcement>

The list below lists the main information that needs to be provided via the form to enable an efficient investigation:

1. An accurate address of the site including the postcode; if the address is unclear or the site is particularly unusual, an annotated map of the site may be more appropriate;
2. A detailed description of the building works or use that constitute the suspected breach;
3. Where relevant, approximate dimensions of the development;
4. Any other information to assist the enquiry including a 30 day log of activities if it relates to a change of use complaint, photos of the development/proof of use;
5. If possible, name and address of person/company involved in the use/development/poor maintenance;
6. Approximate time when the use/development/poor maintenance commenced and if necessary, the stage of building works;
7. The harm caused by the use/development/poor maintenance; this should be limited to planning matters (e.g., loss of sunlight, overshadowing/loss of outlook, loss of privacy).
8. Please note the Council cannot investigate breaches without sufficient information.

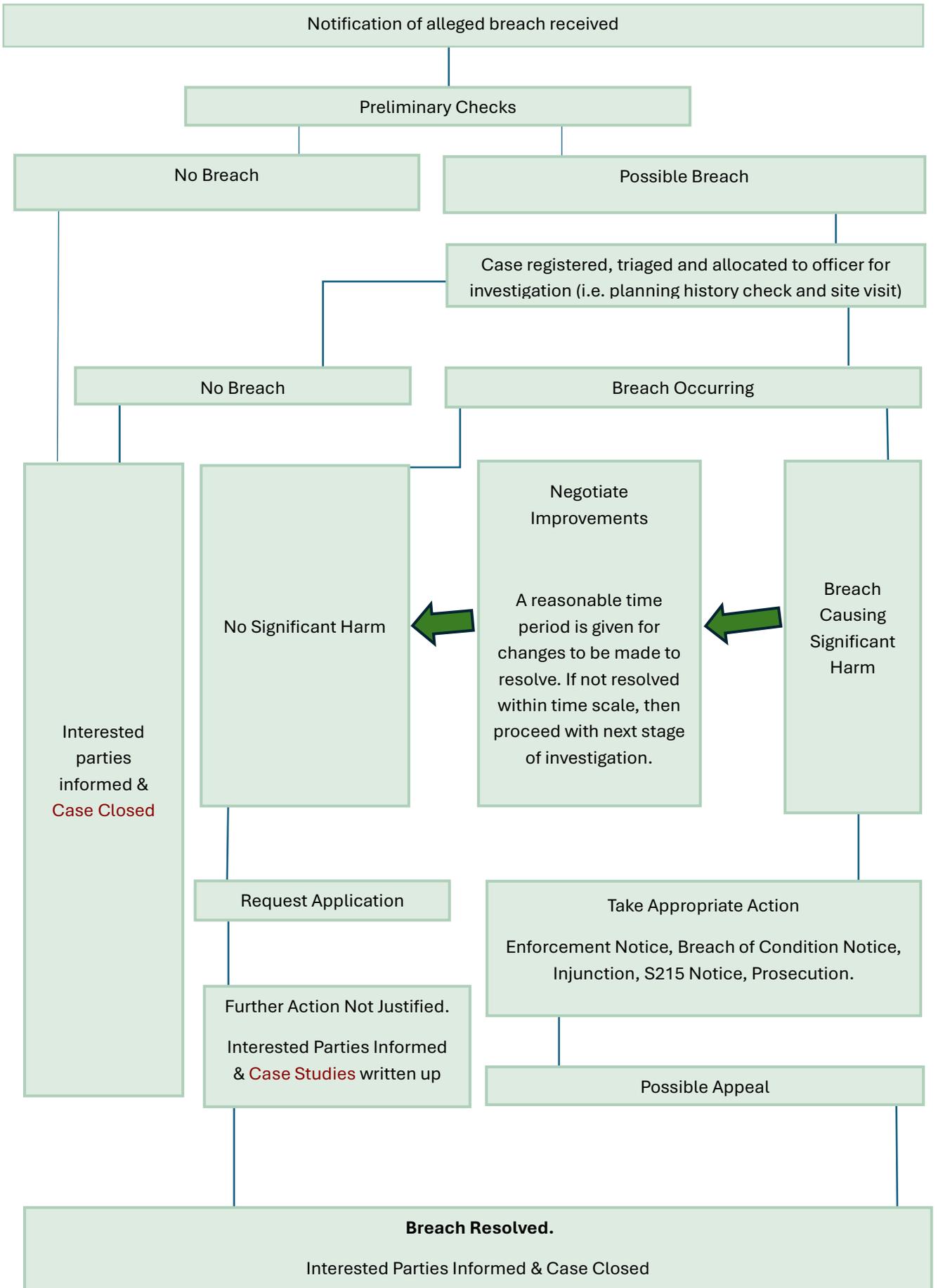
4.2. Confidentiality

In accordance with the Data Protection Act 1998, the Council will not disclose any personal information relating to anyone registering a potential enforcement breach. However, it is possible that an individual subject of an investigation may make their own assumptions as to who may have informed the Council.

While we treat all alleged potential breaches seriously, we reserve the right to manage contact with individuals who make persistent, abusive, or unreasonable complaints. In these cases, we will apply our corporate 'Unreasonable Complainant Behaviour Policy' in line with guidance from the Local Government and Social Care Ombudsman.

5.0. Investigating a breach

The following flow chart illustrates this process:



5.1. Triaging and Prioritisation

The council receives a high volume of notifications regarding potential breaches of planning. To make best use of limited resources, the enforcement service screens incoming cases and triages them according to the degree of impact on public interests as set out in the table below. This

gives the service the best chance of preventing major harm and achieving successful outcomes in proportion to the harm they are causing. The priority of a case determines the speed with which it will be investigated and actioned.

Note that the priority level of a case can change as an investigation progresses. We do not communicate the priority levels and request that interested parties refrain from contacting officers for updates. The team has limited capacity and responding to such enquiries removes resource from dealing with cases.

Priority level description examples:

High

Where there is substantial harm to public interest and/ or the amenity of wider area is affected and/or risk to public safety is likely to be caused if the Council does not act immediately.

- a. Unauthorised creation of large HMO
- b. Unauthorised felling/pruning of protected trees
- c. Start of new, noisy use that changes the character of a wide area and/or public place
- d. Significant harm caused through unauthorised works to listed building(s)

Medium

Where there is some public concern or where there is (or is the potential for) some harm to be caused to the public or residential amenity in the closer vicinity.

- a. Unauthorised creation of small HMO
- b. Breaches of planning conditions specifically identified to meet expressed public concerns, such as hours of operation
- c. Moderate harm caused through unauthorised works to listed building
- d. Unauthorised development or change of use that causes moderate harm
- e. Illegal advertisements, particularly larger scale advertising on hoardings

Low

Smaller scale infringements that have no or limited impact on public interest, affect a limited number of properties and/or may be temporary or easily reversible. Technical or minimal breaches where planning permission would likely have been granted had it been sought, or where the development is very marginally beyond the parameters of Permitted Development or an approved development.

- a. Unauthorised building of walls/fences
- b. Unauthorised erection of satellite dishes

5.2. Timescales

Bristol City Council aims to undertake the initial registration and triaging of all cases within 3-5 days. At the same time a standard acknowledgement letter is sent to those who notified the service of a potential breach. Beyond this the service aims to achieve the following timescales:

Action	Priority		
	<i>High</i>	<i>Medium</i>	<i>Low</i>
Allocate to case officer	Within 1 day of triaging	Within 3-5 days of triaging	Within 7-10 days of triaging
If required, initial site assessment	Within 3 days of allocation	Within 5-7 days of allocation	Within 7-10 days of allocation

Where officers have confirmed a breach and decided to pursue enforcement action, the length of time it takes until this may lead to a successful outcome varies greatly. This depends first and foremost on the co-operation or otherwise of the relevant property owner.

An update to interested parties is usually only sent once there has been some meaningful progress and may vary greatly in frequency. On some particularly slowly progressing cases there may also be 'no update yet' confirmations from time to time.

5.3. Site Visit

For the majority of cases, the allocated Planning Enforcement Officer will visit the site of an alleged breach of planning control. To enable timely investigation and effective work-planning, the majority of site visits are made without prior arrangement. In the majority of cases the investigating officer does not need to visit the property of the person who notified the Council of the alleged breach or meet with them.

1. Council Planning Enforcement Officers are authorised under Section 196A of the Town and Country Planning Act 1990
2. to enter, at any reasonable hour and when it is reasonably necessary, any land to ascertain whether there is or has been any breach of planning control.
3. If no occupier can be found at the time of visit, officers have powers to inspect the land in their absence.
4. Officers do not have powers to force entry into any dwellinghouse. Where appropriate, they will leave a calling card requesting the occupier of the land to contact the Council. In the event that admission to a dwellinghouse is reasonably required, 24 hours' notice of intended entry will be given to the occupier of the dwelling. If entry to land or buildings is refused and it is reasonably necessary to gain entry to the site, Officers may apply to the Magistrates Court for a Warrant under Section 196B of the Town and Country Planning Act 1990. This course of action will only be taken in cases where it is considered both necessary and proportionate to the alleged breach under investigation.

5. Whilst on site, officers may ask questions of any present occupiers and may take photographs or measurements.
6. Any information gathered will be used to ascertain whether a breach of planning control has taken place. If a breach has occurred, this information will be used to assess the most appropriate course of action to resolve the matter.

5.4. Investigation

The general test applied is “would planning permission have been granted for the development if an application had been made”. Only material planning considerations can be taken into account as part of this process. Officers cannot have regard to other issues such as loss of value to property, Party Wall Act matters, competition with other businesses, land ownership disputes, loss of view or breaches of a covenant.

In cases where specialist knowledge may be required to determine the expediency of taking action, the Planning Enforcement Officer will consult the relevant department or authority prior to concluding the expediency decision. See section on expediency below for further information on the considerations to be balanced in making these judgements.

Throughout the investigation the council may liaise with various other organisations and/or departments of the council to enhance investigations. The council will make use of external records as well as its own data sources. Below is a non-exhaustive list of what this may include.

- a. External Sources
- b. Existing council records
- c. HM Land Registry Records
- d. National/Local amenity groups
- e. National bodies (e.g. Environment Agency, Health and Safety Executive, DVLA, Historic England).
- f. Housing and benefit records
- g. Electoral Roll
- h. Council tax
- i. Complaints records

During the investigation of a case officers will keep a case’s priority rating under continuous review to ensure that investigation and action always remains proportionate to the identified impact of the case. As such it will prioritise achieving successful outcomes on high priority cases even where this may delay the progressing of lower priority cases.

6. Determination and Outcomes

The Planning Enforcement Team manager (where relevant in consultation with the Chief Planner) oversees and guides the enforcement team in deciding to which extent enforcement action is pursued in accordance with the Council’s officer scheme of delegations. Whether further steps along the enforcement action cascade as illustrated in

the flow chart above, is being reviewed on a per case basis at every major step. Equally, decisions not to take enforcement action will be made under officer delegation arrangements and reasons for not taking action will be recorded in writing. It is in the public interest that decisions not to take enforcement action are properly recorded. In setting out what action property owners need to take to address a confirmed breach, the Council will be clear and precise in specifying the necessary remediation. Every effort will be taken to ensure that those being regulated fully understand what action is being taken, the steps that are required to remedy the breach, and the possible implications should they fail to comply with the requirements of that action.

6.1. Powers available to the council

The Council's powers to take enforcement action come from the Town and Country Planning Act 1990, the Planning and Compensation Act 1991 and the Localism Act 2011. These laws give Councils powers to take action against those responsible for breaches of planning control. The Council will make efficient use of the relevant investigative powers and will justify their use as required. Full use will be made of Planning Contravention Notices or section 330 notices to elicit information about alleged breaches of control where evidence is not otherwise forthcoming and proportionate. Where appropriate, powers of entry on to land will be used to obtain information for enforcement purposes.

If the Council's actions are considered too harsh, hasty or legally incorrect, it can be ordered to pay costs or have its decisions overturned by the Planning Inspectorate or the courts. However, the Local Government Ombudsman has held, in a number of investigated cases, that there is maladministration if a local authority fails to take effective enforcement action which was plainly necessary. Such a failing can lead to a compensatory payment to the complainant.

6.2. Expediency

In cases where it has been established that a breach of planning control has occurred, the Planning Enforcement Officer will undertake an assessment of expediency to determine which next course of action should be taken. An expediency test will usually involve the Planning Enforcement Officer assessing:

- a. Whether the breach is in accordance with the policies of the Local Plan
- b. There is a breach against any other material planning considerations
- c. Whether had a planning application been submitted before the development occurred, permission would be likely to have been granted
- d. Whether the breach unacceptably affects public amenity
- e. Whether the breach unacceptably affects any existing land, use or buildings which merit protection in
- f. the public interests
- g. Whether action would be proportionate with the breach to which it relates

- h. Whether action would be in the public interest
- i. Whether action is plainly necessary

In considering whether to take enforcement action the Council will not give weight to the fact that the development may have already commenced.

Enforcement action may not be taken against minor or technical breaches that cause no harm to the local area. In some cases more effective and efficient outcomes can be achieved by use of powers outside the Town and Country Planning legislation, such as the Environmental Protection Act or the Highway Act. In these cases, the planning enforcement team will refer the matter to the relevant department or team for their consideration.

It is not the role of the Council to protect the private interests of one party against those of another, unless these also coincide with the public interest. Nor is it the role of planning enforcement to act punitively against breaches of planning control, to punish minor or trivial breaches which do not result in demonstrable harm to the public interest. The Council will need to ensure that any responses to breaches of planning control are proportionate and have regard to the extent to which the public interest is affected by a decision to take or not to take action. At the heart of this assessment is the expediency test.

The Council has a duty to ensure proper consideration in cases where there has been previous involvement or there will likely be future involvement of the Development Management Service; consultation with the relevant Development Management Officer will take place prior to concluding the expediency assessment to ensure consistency of decision making. This can include discussions around enforceability and reasons for conditions attached to planning decisions.

The Council will make sure the reasons for issuing an Enforcement Notice match its requirements. Only those actions necessary to remedy a breach will be included in a notice. The Council will stick to procedural time limits unless there are justifiable reasons for extensions. In certain circumstances additional time may be required in order to comply with the Council's requirements. When this is apparent, due consideration will be given to permitting such requests so long as the apparent harm to third parties can be Minimised

6.3. Possible outcomes of an investigation

As set out in the earlier flow chart the outcomes of an investigation will normally conclude in one of the following:

1. No Action

Where officers can find no evidence of a breach of planning control, or determines that its not expedient to pursue the investigation will be closed, the relevant parties informed and no further action taken.

Informal Action

The Council will initially attempt to resolve all breaches of planning control through negotiation, with the exception of breaches of planning control which could not be rectified to meet planning criteria and should be resolved as a priority. This may result in voluntary remedial action.

Where it is assessed that it is likely that planning permission would be granted for the development, the person responsible will normally be invited to submit a retrospective planning application. However, this is not a guarantee that permission will be granted, and where permission is refused, formal enforcement action may still be taken.

In situations where an unauthorised development may be acceptable, or made acceptable by appropriate planning conditions, a planning application will be invited so as to regularise the development. Where such an application is not forthcoming a decision of whether to take further action will need to be made.

Details of the planning application process can be found here:

<https://www.bristol.gov.uk/planning-and-building-regulations/planningapplications-and-process>

A time limit for concluding negotiations will be set in accordance with the priority of the case. The Council will not allow unjustified prolonged negotiation to delay enforcement action.

2. Formal Action

The use of formal enforcement action will in some circumstances be a last resort and is usually not pursued without first seeking a remedy by other means, for instance through negotiations or retrospective planning applications.

Formal planning enforcement action is discretionary and will be taken where the Council considers it to be:

- a. Essential having considered the provisions of the national and local planning policy and any other material planning considerations; and
- b. Necessary in the public interest (unacceptably affecting public space or the existing use of land and buildings requiring protection in the public interest).

Formal Action can include several options depending on the type of breach. Details of these are set out in the appendix.

6.4. Further Action

Breaching planning control itself is not a criminal offence. However, it is an offence not to comply with a notice once served by the Council. Therefore, where formal action is taken by the Council, and those responsible for the breach have failed to comply, further action may be taken.

1. Injunction - Where the Council considers a breach of planning control to be a serious and immediate risk to health and safety, or necessary in terms of expediency, it may apply to the County or High Court for an Injunction. This can be extremely expensive, but can be effective in appropriate circumstances.
2. Prosecution - The Council will consider commencing a prosecution in the Courts against any person who has failed to comply with the requirement(s) of any of the above Notices
3. Where the date for compliance has passed and the requirements have not been complied with. The prosecution is to seek to establish that an offence has occurred.

In considering whether to initiate prosecution proceedings against the offender the Planning Enforcement Officer will consider the possible defences (reasons to appeal) against the prosecution proceedings as set by legislation, the Code for Prosecutors evidential test and the Code for Prosecutors public interest test. All formal decisions will be reviewed and agreed with a Council Legal Officer.

The Council's Legal Officer is responsible for taking the matter before the Magistrates or Crown Court. A notice may have to be served on more than one person to meet the terms of 'good service' for example a mortgage provider or an occupant where the landowner has also been served. The Council can at any time decide not to proceed with a prosecution.

When considering legal action to restrain non-compliance with a formal Notice, the Council will have regard to the CPS Code for Crown Prosecutors "Full Code Test".

This consists of two parts:

1. Evidential Test: The evidence to be presented to a Magistrates Court must be reliable and sufficient to satisfy the Council's Legal Officer (prosecutor) that there is a realistic prospect of conviction. The evidence must clearly prove that the offence has occurred and identify who is legally responsible for that breach (the defendant).
2. Public Interest Test: The Council's Legal Officer (prosecutor) must be satisfied that the public interest factors for prosecution outweigh those against. Factors considered would include:
 - a. Would the conviction likely result in a fine/costs above that which a prosecutor is able to secure through a conditional caution;
 - b. Would the conviction likely result in compliance with a Notice/ remedy of the breach; would the conviction likely prevent repeated/continued/other offences;
 - c. Would the conviction result in a nominal penalty with no real impact to the defendant;
 - d. Was the offence committed as a result of genuine mistake or misunderstanding;

- e. Is the harm minor and the result of a single incident;
- f. Has there been a long delay between the offence evidenced and the court hearing without reasonable justification;
- g. The health (ill-health) of the defendant.

In cases where it is considered disproportionate, likely to be ineffective in resolving the breach, there is no realistic prospect of conviction, or where it is not in the public interest, the Planning Enforcement Service will not initiate prosecution proceedings. In cases where it is necessary to use witnesses not employed by the Council; the witness will be advised of the possible need to attend court and will be asked to provide a written witness statement.

In such circumstances, if witnesses cannot or do not provide the necessary evidence, those prosecution proceedings may not be pursued.

6.5. Compliance

The Council will comply with the provisions of the Police and Criminal Evidence Act 1984 (as amended) [PACE] when interviewing persons suspected of a criminal offence (insofar as it applies to those being interviewed by a non police agency) and with the Criminal Procedures and Investigations Act 1996 [CPIA] and Section 222 of the Local Government Act 1972, when carrying out prosecutions. It is not a criminal offence to carry out development without first obtaining planning permission. However, it is an offence to erect unauthorised advertisements, do work to a protected tree without consent, carry out unauthorised works to a listed building, or fail to comply with an enforcement, breach of condition, planning contravention or stop notice. For a successful prosecution to take place it is essential that the provisions of PACE, CPIA and the Code of Conduct for Crown Prosecutors are followed.

6.6. Right of Appeal

There is a right of Appeal against a Planning Enforcement Notice details at this link: <https://www.gov.uk/appeal-enforcement-notice>

7. Performance Reviews and Service Updates

The Council will continue to seek to improve its Planning Enforcement service by regularly monitoring, reviewing and updating its policies and procedures as a matter of good practice. As part of this it will take stakeholder feedback into account to make improvements in the delivery of the service. Performance updates are provided to the Economy & Skills committee alongside the performance update for development management on a 6-monthly or annual basis.

7.1. Complaints About the Service

Anyone unhappy about the advice given or action taken or the level of service received in relation to how planning enforcement has been carried out, can submit a complaint using the City Council's-Complaints Procedure. Details are available online at Planning and building regulations: service complaints and feedback

7.2. Contact Details

Bristol City Council website: <https://www.bristol.gov.uk/residents> Information about Planning Enforcement, including online complaints form available via:

<https://www.bristol.gov.uk/planning-and-building-regulations/planning-enforcement>

Phone Number: 0117 922 3000

Email: planning.enforcement@bristol.gov.uk

8. Appendices

8.1. Powers available to officers

Planning Contravention Notice (PCN):

The main purpose of a PCN is to gather initial information so that the Council can establish whether there is a case for taking Enforcement Action. It is an offence if the recipient of the notice fails to provide the required information. If convicted of such an offence the offender could be liable on conviction to a fine currently not exceeding £1,000. If knowingly or recklessly providing false or misleading information is a separate offense that can lead to an unlimited fine.

Enforcement Notice:

This is the most common form of notice used to deal with unauthorised development, operations and/or uses. Before an enforcement notice is issued the Council must be satisfied that it is appropriate to serve the notice having regard to the nature of the unauthorised development and in the light of Government guidance. An Enforcement Notice will specify the alleged breach, the steps that must be taken to remedy the breach, and a time period in which to comply. The recipient of the notice has a right of appeal to the Secretary of State.

If any person is subsequently found to be in breach of an Enforcement Notice the Authority will consider whether to prosecute. If found guilty that person could be liable on conviction to an unlimited fine.

Breach of Condition Notice (BCN):

This type of notice can only be used where planning consent has been granted subject to conditions. The Council can issue a BCN to ensure full or part compliance with planning conditions. As with the Enforcement Notice a BCN would specify the breach and steps required to secure compliance with the notice. Unlike the Enforcement Notice a BCN must allow a minimum of 28 days in which to comply with the requirements. There are no rights of appeal against a BCN. If any person is found to be in breach of a valid BCN he or she shall be guilty of an offence with an unlimited fine currently on conviction.

Stop Notice:

The Council can, when appropriate to do so, serve a Stop Notice requiring activities to cease immediately. Such a notice can only follow the service of an Enforcement Notice. There are limitations on the service of this notice and additionally compensation may be payable by the Council in some circumstances if the recipient makes a successful challenge. It is used very selectively and it is not necessarily an instant solution.

Temporary Stop Notice:

Where the Council considers that there has been a breach of planning control and it is necessary in order to safeguard the amenity of the area that the activity that amounts to the breach should stop immediately. Section 171E of the Town and Country Planning Act 1990 enables the local planning authority to issue a temporary stop notice. This differs from the normal stop notice powers because the temporary stop notice does not have to wait for an enforcement notice to be issued. In addition, the effect of the temporary stop notice will be immediate, it will not have to wait three days before the temporary stop notice takes effect or give reasons why the temporary stop notice will take effect immediately. Officers can then consider the next steps of enforcement available to resolve the matter.

Section 215 Notice:

The condition of certain buildings or land may cause serious harm to the visual amenity of an area. Should the Council consider it appropriate to do so they may serve on the owner and occupier a Notice under Section 215 of the Town and Country Planning Act, 1990. Such a notice would require steps for remedying the condition of the land or buildings and specify a period of time for complying but in any event not less than 28 days. This Notice can be appealed via a magistrate's hearing. If any person is subsequently found guilty of an offence of not complying with the requirements of a s215 Notice they shall be liable on conviction to an unlimited fine.

High Hedges:

If a complaint has been properly made and the council decides that action should be taken to resolve the complaint, the Council may issue a formal notice to the person responsible for the hedge, setting out what must be done and by when. This action is under the Anti Social Behaviour Act 2003 and is known as a remedial notice. This can include long-term maintenance of the hedge at a lower height. It cannot involve reducing the height of the hedge below 2 metres, or its removal. Although the Council cannot require such action, the hedge owner is free to go further than the remedial notice requires. The remedial notice becomes a charge on the property and legal obligations under such a notice pass to any subsequent owners.

Signs and Advertisements:

Where an advertisement is not lawfully displayed and causes harm to the amenity or public safety, and it is considered that express consent would not be granted, the owner/ occupier shall be requested to remove the offending sign. If the sign is not removed by agreement the Council does have the power to prosecute. If a person is found guilty of an offence under The Control of Advertisement Regulations he or she could be liable to a fine not exceeding £2,500 per advert. The Council also has the power to serve a Notice requiring the discontinuance of a lawfully displayed advertisement if it is satisfied that it is necessary to do so to remedy a substantial injury to the amenity of the locality or a danger to members of the public. Recipients of a Discontinuance Notice do have a right of appeal.

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