

World of Planning Enforcement Exercise – Answers (Nov 15)

Answers for written exercise – I would expect to see something along the following

1. Possible breaches of planning control could be:

- Means of enclosure (gate/fencing) over 1m high adjacent to a highway.
- new access onto a classified road
- storage of building materials on land
- storage of a sewerage tank
- unauthorised residential use of site
- unauthorised gypsy/traveller site
- siting of a mobile home not used for agricultural purposes
- unauthorised hard standing
- erection of a building
- unauthorised engineering works – digging of a trench and an excavation
- agricultural uses – should a prior note have been applied for.

2. I would expect to see the following things happen and would give this case a high priority.

- Research site for any planning permissions, applications, Prior Notifications etc
- identify lawful use of the land
- visit site and gather evidence
- report back and discuss with senior officers
- identify owner of the land and make contact, organise a site meeting
- consider serving TSN if appropriate
- keep in contact with complainants and Parish Council
- consider serving PCN to gather more information on the intentions of the site owner
- consider planning implications, can the breaches be mitigated through the application process or should formal action be considered
- any human rights issues?
- consider serving an EN if appropriate

3. Other matters that could be included in answer 2:-

- possible PD for boundary fencing
- Is the mobile home being used for agricultural purposes, therefore it may have PD as may be reasonably required for agriculture
- if the new access is not on a classified road, PD may apply under part 2, class B or agricultural PD under Part 6, class B
- is the hard standing being used for agricultural purposes if so, PD may apply
- The new block work building may be PD if used for agricultural purposes and an extension to an existing building
- the laying of drainage pipes and excavation may be agricultural PD