

# PADSTOW TOWN COUNCIL

Station House  
Station Road  
Padstow  
Cornwall  
PL28 8DA

Kathy Pemberton Town Clerk  
Town Clerk  
Email: [enquiries@padstow-tc.gov.uk](mailto:enquiries@padstow-tc.gov.uk)  
Website: [www.padstow-tc.gov.uk](http://www.padstow-tc.gov.uk)  
Tel: 01841 532296



02 December 2020

**TO: PLANNING COMMITTEE**

Councillors: K Freeman (Chairman), M Evans, R Higman, J O'Keefe,  
Mrs A E Symons and Mrs T Walter

Dear Member

I hereby give you notice that a meeting of the **Planning Committee** will be held \*remotely on **Tuesday 8 December 2020 at 6.30 pm** for the purpose of considering and resolving upon the business to be transacted at the meeting as set out thereunder.

Yours faithfully

*K Pemberton*  
Kathy Pemberton  
**Town Clerk**

**Please note start time for this meeting**

*\*Due to the current regulations in response to COVID-19 this will be a virtual meeting. If you wish to view the meeting or speak in the public participation section [NB: this is only on agenda items], please contact the Town Clerk by email to [enquiries@padstow-tc.gov.uk](mailto:enquiries@padstow-tc.gov.uk) or by phone on 01841 532 296, so you may leave a message and be contacted by a member of our team*

## **A G E N D A**

Public & Press are invited to attend.

- 1. To receive apologies for absence**
- 2. To receive announcements (if any):** For information only
- 3. To receive declarations of interest** relating to items on the agenda in accordance with Padstow Town Council's code of conduct.
- 4. Public participation:** to receive submissions from members of the public relating to items on the agenda, in accordance with the Council's code of conduct & standing orders.
- 5. To agree the minutes** of the meetings held on **Tuesday 10 November (pgs 1-3) 2020.**
- 6. Planning**
  - i. To advise of Cornwall Council planning decisions:** (pg 4)
    - a) PA20/07449 Caravan Creekview Creddis Farm high Lanes Wadebridge PL27 7SA** –Replacement of static caravan with permanent dwelling. **APPROVED**

- b) **PA20/08059 15 Treverbyn Road Padstow PL28 8DW** –Demolition of existing garage and flat roof extension, proposed extensions and alterations with inclusion of a first floor balcony. **APPROVED**
- c) **PA20/08078 1 Netherton Road Padstow PL28 8EG** – Extending the existing lobby to the side of the property to create a downstairs cloakroom with toilet, shower and basin. **APPROVED**
- d) **PA20/09079 39 Treverbyn Road Padstow PL28 8DN** – Non-material amendment in respect of decision notice PA18/10921– Minor amendments to the elevations - front elevation: slight change to the external wall to the garage, Port hole window to hall, roof light details, window detail to Bed 5. South side elevations: slight change to external wall to the garage. Rear elevation: slight change to the external wall to the garage, dormer extension added to Bed 3. **APPROVED**
- e) **PA20/06585 Padstow Harbour Hotel (formerly The Metropole) Station Road Padstow PL28 8DB** – Alterations and extensions to hotel to create new spa facility, external terracing, additional bedrooms and reconfigured car parking plus the addition of up to 10 new residential units on existing swimming pool site without compliance with Conditions 4,5,6,7,8,9,10,11,12,13,14,15 and 16 of application number PA19/05442 dated 3 Jan 2020. **APPROVED**
- f) **PA20/08157 20 Rainyfields Padstow PL28 8EZ** – Proposed side/rear extension to the south and west, side extension to the north and internal alterations to form additional habitable accommodation and open plan living space. **APPROVED**

ii. The Town Council are consulted on planning applications as listed below.

The Committee is asked to **consider the applications and agree a response to the Planning Authority (Cornwall Council)**. (pg's 5-7)

The applications and their plans can be viewed on the Online Planning Register at [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

- a) **PA20/09170 Pentire Dobbin Lane Trevone Padstow** – Variation of Conditions 1 (approved plans) and 3 of Application No. PA20/0399 dated 29 July 2020 – Reserved matter application following outline approval PA17/08592 (access, appearance, landscaping, layout and scale)
- b) **PA20/09496 Trelawney Trevone Road Trevone Padstow** – Installation of solar panels to existing garage roof to the rear of the site.
- c) **PA20/09755 26 Sarahs Lane Padstow PL28 8EN** – Proposed extension and alteration to existing dwelling with the inclusion of a Juliet balcony on the south elevation.
- d) **PA20/09827 Blenny 1 Bowen Gardens Trevone Road Trevone** – Single storey extension.
- e) **PA20/09974 Westerlies Southway Windmill Padstow** – Erection of front single storey extension.
- f) **PA20/10179 Fairhaven Dobbin Close Trevone Padstow** – Proposed extensions.
- g) **PA20/10294 Avalon Trevone Road Trevone Padstow** – Single storey side and rear extension with associated internal reconfiguration.
- h) **PA20/10562 Trenoder Windmill Padstow Cornwall** – Proposed extension linking existing outbuilding to house and installing a slate hung dormer in the main roof.

7. To note Cornwall Councils **Quarterly Planning Enforcement Report** (pg's 8-13)

8. To note **date of next meeting**: Tuesday 12 January 2021 at 6.30pm

## PADSTOW TOWN COUNCIL

### Minutes of the Planning Committee meeting held remotely on Tuesday 10 November 2020 commencing at 6.38 pm

**Present:** Councillors K Freeman (Chairman), M Evans, R Higman, J O'Keefe and Mrs A E Symons

**In attendance:** Mrs N Barnes (RFO), Mrs T Trestain (Support Officer and Minute Taker)

**P2020/36**            **Apologies:** Apologies for absence were received from Councillor Mrs T Walter.

**P2020/37**            **Announcements:** The Chairman advised that item 6iid) PA20/08959 Padstow Touring Park Planning Application, description has changed for clarity, as communicated to members. The amended description reads: Variation of condition 1 of planning application no E1/2005/00666 to allow the siting of 26 no static caravans.

**P2020/38**            **Declarations of Interest:** There were no declarations of interest.

**P2020/39**            **Public Participation:** There was no public participation.

**P2020/40**            **RESOLVED** that the **minutes** of the meeting held on **Tuesday 13 October 2020** be signed as a true record, subject to amending the date to read 13 October instead of 8 September.

**P2020/41**            **Planning**  
**i. The following Cornwall Council planning decisions were noted:**  
**a) PA20/00311 Pols Piece Flats and St Cadoc Dobbin Lane Trevone Padstow PL28 8QP** – Demolition of existing buildings Pols Piece/St Cadoc and erection of 4no residential dwellings. **APPROVED**  
**b) PA20/02165 Eastholme Trevone Road Trevone Padstow PL28 8QJ** – Extension to existing single storey dwelling to provide new first floor living accommodation; associated landscaping works and alteration to site access. **APPROVED**  
**c) PA20/06068 Gulland House Upper Dobbin Lane Trevone Padstow Cornwall** – Construction of garage with storage above **APPROVED**  
**d) PA20/06321 Kingsley House Trevone Road Padstow PL28 8QN** – Conversion of ground floor shop area to form additional living accommodation including reconfiguration of entrance and general alterations. **APPROVED**  
**e) PA20/06670 Land East of the Old Barn Trerethern Farm Padstow Cornwall PL28 8LE** – Construction of

replacement dwelling house and associated development  
(revised design following approval of application ref.  
PA11/03182) **APPROVED**

**ii. RESOLVED to make the following planning application responses to the Planning Authority (Cornwall Council):**

**a) PA20/07875 14 Grenville Road Padstow PL28 8EX –**  
Construct new detached garage  
**SUPPORTED**

**b) PA20/08584 3 Netherton Road Padstow PL28 8EG –**  
Rear first floor extension, proposed dormer to existing attic room, rear ground floor entrance extension, alterations to internal/external layout.  
**SUPPORTED**

**c) PA20/08740 32 Egerton Road Padstow PL28 8DL –**  
Proposed new rear extension and new doors to bedroom.  
**SUPPORTED**

**d) PA20/08959 Padstow Touring park Padstow PL28 8LE –** Lifting of condition 3 on decision notice 83/1311 to allow all year holiday use to vary condition 1 of Application No E1/2005/00666 dated 29th April 2005. Description was amended to Variation of condition 1 of planning application no E1/2005/00666 to allow the siting of 26 no static caravans.  
**SUPPORTED**

**e) PA20/09079 39 Treverbyn Road Padstow PL28 8DN**  
- Non-material amendment in respect of decision notice PA18/10921 (Single storey, first-floor and two-storey extensions. Garden store and studio. Driveway alterations and related development) Minor amendments to the elevations. Front elevations: slight change to the external wall to the garage, port hole window to hall, roof light details, window detail to Bed 5. South side elevation: slight change to the external wall to the garage. Rear elevation: Slight change to the external wall to the garage, dormer extension added to Bed 3.  
**SUPPORTED**

**f) PA20/09200 Sunnyside Beach Road Trevone Padstow –** Loft Conversion  
**SUPPORTED; provided no overlooking issues.**

**P2020/42**

**a) Cornwall AONB Management Plan Review Survey:**  
Following consideration of this item and the agenda report it was **RESOLVED** that i) members feed any comments they would like to be considered into the Council's office and ii) to

delegate the response to the Chairman in consultation with the Town Clerk.

**b) Attendance: Cornwall Councils next Planning Conference, 26 November 2020:** It was noted that should any member wish to attend to contact the Council offices and if any presentation slides were available after the meeting on the 'new permitted development rights – the enforcement perspective' these be sent to members.

**P2020/43**

**Date of Next Meeting:** Tuesday 8 December 2020 at 6.30pm.

Meeting closed at 6.50 pm

**PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 8 DECEMBER 2020**

**Agenda item 6i: To advise of Cornwall Council planning decisions**

- a) **PA20/07449 Caravan Creekview Creddis Farm High Lanes Wadebridge PL27 7SA** – Replacement of static caravan with permanent dwelling.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- b) **PA20/08059 15 Treverbyn Road Padstow PL28 8DW** –Demolition of existing garage and flat roof extension, proposed extensions and alterations with inclusion of a first floor balcony.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- c) **PA20/08078 1 Netherton Road Padstow PL28 8EG** – Extending the existing lobby to the side of the property to create a downstairs cloakroom with toilet, shower and basin.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- d) **PA20/09079 39 Treverbyn Road Padstow PL28 8DN** – Non-material amendment in respect of decision notice PA18/10921– Minor amendments to the elevations - front elevation: slight change to the external wall to the garage, Port hole window to hall, roof light details, window detail to Bed 5. South side elevations: slight change to external wall to the garage. Rear elevation: slight change to the external wall to the garage, dormer extension added to Bed 3.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- e) **PA20/06585 Padstow Harbour Hotel (formerly The Metropole) Station Road Padstow PL28 8DB** – Alterations and extensions to hotel to create new spa facility, external terracing, additional bedrooms and reconfigured car parking plus the addition of up to 10 new residential units on existing swimming pool site without compliance with conditions 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of application number PA19/05442 dated 3 Jan 2020.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- f) **PA20/08157 20 Rainyfields Padstow PL28 8EZ** – Proposed side/rear extension to the south and west, side extension to the north and internal alterations to form additional habitable accommodation and open plan living space.  
Padstow Town Council = **SUPPORTED; provided no overlooking issues**  
Cornwall Council = **APPROVED**

## Agenda item 6ii: Applications to consider

A number of the applications being discussed on this occasion are amendments of previous applications or been discussed in some form before. Therefore, the Support Officer has included information below for the Committee regarding Padstow Town Council's earlier comments, to help them consider the changes.

Support Officer will send another report to Councillors regarding comments gathered on each application on the day of the meeting. Councillors are reminded that they can check comments that have been submitted to Cornwall Council the Online Planning Register at [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

- a) **PA20/09170 Pentire Dobbin Lane Trevone Padstow** – Variation of condition 1 (approved plans) and 3 of Application No. PA20/03949 dated 29 July 2020 – reserved matter application following outline approval PA17/08592 (access, appearance, landscaping, layout and scale)

PA20/03949 went via the emergency scheme of delegation as was and Padstow Town Council submitted the following comments **NOT SUPPORTED**

**i) Concern insufficient onsite parking for size of properties; ii) Concern over height of property compared to neighbours; iii) Concern over possible overlooking issues; iv) Believes the privacy panels require condition to ensure they cannot be changed in the future.**

However, the Planning Officer sent a 5 day protocol which went via emergency scheme of delegation and is was **agreed to disagree** on this application. Therefore, the plans were approved with the following conditions:

**SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA20/03949**

### **CONDITION:**

- 1 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Before the first occupation of either dwelling hereby permitted the first floor windows on the Southeast elevation of both dwellings shall be fitted with obscure glazing and fixed closed to a height of 1.5 metres above the finished floor level as shown in submitted drawings '2897/1A' and '2897/3A' and the windows shall be permanently retained in that condition thereafter.  
  
Reason: To protect the privacy of the occupants of the dwelling known as 'Atlantic View' and 'Pinehaven' and in accordance with policy 12 of the Cornwall Local Plan 2010-2030 and paragraph 127 of the National Planning Policy Framework 2019.
- 3 Before the first occupation of either dwelling hereby permitted the screening on the northeast and southwest side of the ground and first floor balconies of both dwellings shall be fitted with obscure glazing to a height of 1.8 metres above the balcony floor level as shown in submitted drawing no '2879/4A' '2879/3A' '2897/1A' and '2987/2' and the screens shall be permanently retained in that condition thereafter.  
  
Reason: To protect the privacy of the occupants of the dwelling known as 'Kerensa' and 'Hilbre' and in accordance with policy 12 of the Cornwall Local Plan 2010-2030 and paragraph 127 of the National Planning Policy Framework 2019.
- 4 Prior to the first occupation of the development hereby approved a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority.  
  
The landscaping scheme shall provide planting plans with written specifications including:  
Details of all existing trees and hedgerows on the land, showing any to be retained and measures for their protection to be used in the course of development  
Full schedule of plants  
Details of the mix, size, distribution and density of all trees/shrubs/hedges  
Cultivation proposals for the maintenance and management of the soft landscaping

shall be given to the Local Planning Authority when the approved scheme has been completed.

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Notice shall be given to the Local Planning Authority when the approved scheme has been completed.

Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted.

Reason: In the interests of visual and residential amenity and in accordance with policy 12 of the Cornwall Local Plan 2010-2030 and the aims and intentions of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

As per PA20/09170 application form pg3 section 5.

Please state why you wish the condition(s) to be removed or changed: To facilitate the following changes to the scheme. -removal of elevated ground floor terrace and replacement with Juliet glazed screens, insertion of solar panels on roof slopes, insertion of semi-basement and air source heat pumps at rear.

### Applications

- b) **PA20/09496 Trelawney Trevone Road Trevone**
  - c) **PA20/09755 26 Sarahs Lane Padstow**
  - d) **PA20-09827 Blenny 1 Bowen Gardens Trevone Road Trevone**
  - e) **PA20-09974 Westerlies Southway Windmill Padstow**
- New applications – no further information from Support Officer**

- f) **PA20/10179 Fairhaven Dobbin Close Trevone Padstow – Proposed extensions.**

Similar applications for an extension have been applied for on this site before:

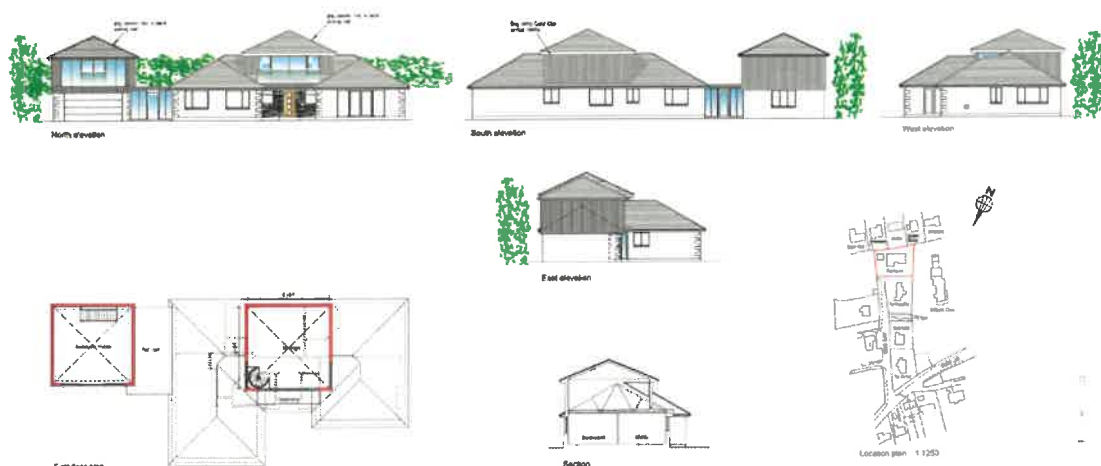
PA19/07778 Fairhaven Dobbin Close Trevone Padstow - Proposed extension – Padstow Town Council = **NOT SUPPORTED; i) Not in keeping; ii) out of character with other properties iii) Concern raise in roof height; iv) Loss of light and overbearing neighbouring property.**

Cornwall Council = **Refused** with following reason:

#### **REASON:**

The garage and roof extensions will by reason of their scale, massing, height and proximity to the southern boundary be dominating and overbearing features that will be oppressive to the outlook and residential amenity of Keston and Greystone. In so doing the proposal does not represent good design and causes conflict with Policy 12 and by extension policy 2 of the Cornwall Local Plan Strategic Policies 2010-2030

PA19/07778 Plan below which was refused by Cornwall Council.





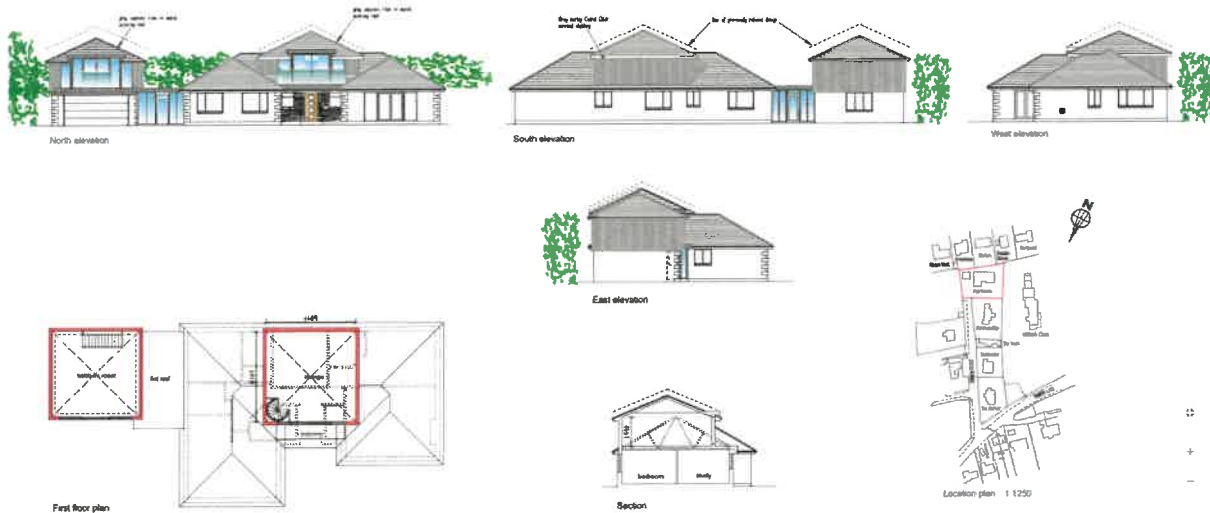
PA20/00635 Fairhaven Dobbin Close Trevone Padstow- Proposed extensions. Revised design following refusal of PA19/07778. Padstow Town Council = **NOT SUPPORTED; i) Not in keeping; ii) Out of character with other properties; iii) Concern raise in roof height; iv) Loss of light and overbearing neighbouring property. Committee commented that after reviewing revised plans, there appears to be very little change to the application. Committee support Cornwall Council' reason for refusal last time.**

Cornwall Council = **Refused** with following reason:

**REASONS:**

- 1 The garage and roof extensions will by reason of their scale, massing, height and proximity to the southern boundary be dominating and overbearing features that will be oppressive to the outlook and residential amenity of Keston and Greystone. In so doing the proposal does not represent good design and causes conflict with Policy 12 and by extension policy 2 of the Cornwall Local Plan Strategic Policies 2010-2030

PA20/00635 plan below which was refused by Cornwall Council



**Applications**

g) **PA20/10294 Avalon Trevone Road Padstow**

h) **PA20/10562 Trenoder Windmill Padstow Cornwall**

**New applications – no further information from Support Officer**



## Quarterly Planning Enforcement Report

### 2020 Quarter 3

### 1 July 2020 – 30 September 2020

#### Introduction

This report is prepared to summarise the level of activity for planning enforcement within Cornwall Council for the quarter 1 July 2020 – 30 September 2020. The team:

- Responds to reports concerning alleged breaches of planning control
- Represents the Council at any subsequent enforcement appeals and prosecutions
- Deals with all applications for Certificates of Lawfulness for an Existing Use/Development
- Pro-actively monitor the waste and mineral sites in Cornwall
- Pro-actively monitor Section 106 planning obligations
- Provides discretionary advice to those that have identified a problem, usually at the conveyancing stage

#### Responding to Alleged Breaches

##### Validation/Registration

Reports are made either online, via the customer contact centre, or via email to the planning enforcement mailbox. When a new report is received, an officer will review the information provided to see whether a full investigation is required and if it is, the report is validated and registered for investigation. If there is insufficient information or the matter reported is not a breach of planning control we will respond to the enquiry quickly and it will not be registered as a case for investigation. We receive approximately 200 enquiries to enforcement every month.

We aim to provide an initial response as to whether the matter is a breach or whether it will be logged for investigation within 14 working days.

##### New Enforcement Cases

Once the matter has been validated because it requires further investigation, it is logged as an enforcement case and registered to an enforcement case officer to progress.

We aim to take 8 weeks to undertake initial investigations to establish whether there is a breach of planning control and to determine the appropriate course of action. This does not necessarily mean that the case will be closed within that time; for example, it could be that the agreed course of action is to seek the

cessation of the breach, but having made that decision there are many legal stages that we need to go through which can take some time.

NB. If a number of individuals report the same issue, it is still counted as a single case.

Cases received and allocated to a case officer for investigation **554**

Cases closed by officers **457**

Ongoing cases with officers **1159**

### **Enforcement Cases Closed**

We have closed **457** cases during this quarter. This can be broken down as follows:

No breach found **146**

*Officer has found that the reported matter was not a breach of planning control*

Permitted development **26**

*Officer has found that the matter reported constituted 'permitted development', and therefore is not a breach of planning control*

Breach resolved or ceased by negotiation **48**

*Officer has negotiated a solution with the landowner/occupier to voluntarily cease the development or reduce/alter it to make it acceptable*

Not expedient **96**

*The matter is a breach of planning control, but there is no harm caused and therefore no further action can be taken*

Application received / planning permission granted **57**

*Planning permission is in place for the development, or the officer has managed to get the landowner/occupier to submit an application to retain the development*

Notice served **9**

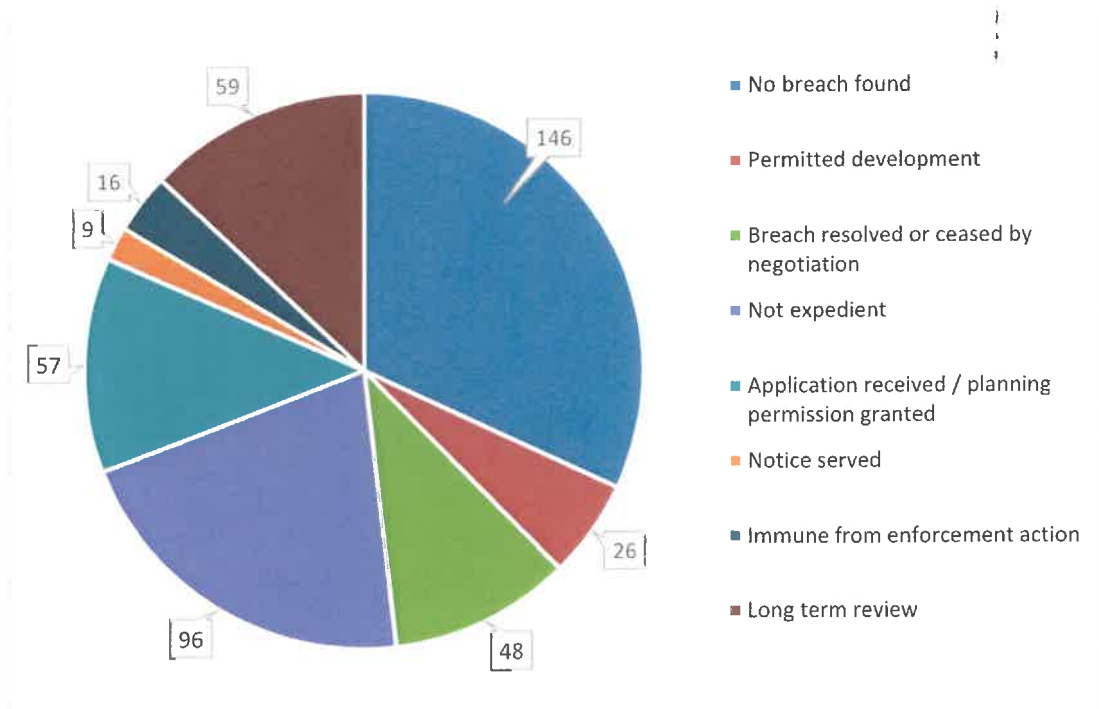
*Formal enforcement action has been taken and a Notice has been served requiring remedial action*

Immune from enforcement action **16**

*The development has existing for such a period of time that it is now lawful, and therefore enforcement action cannot be taken (Section 171B of the Town and Country Planning Act 1990, as amended)*

**Long term review 59**

*The officer has agreed to allow a longer period of time for voluntary compliance, for example, taking account of personal circumstances of the occupiers or their need to explore other options to enable compliance, or to seek legal advice. Case is closed whilst such actions are undertaken, and the case officer will review it at the given date.*



**Note: There was no breach in planning regulations in 38% of the cases that were fully investigated.**

**Enforcement Notices**

This quarter we have served the following formal notices:

Planning Contravention Notices **59**

This is a formal questionnaire to obtain factual information

Enforcement Notices **9**

This requires the unauthorised development to cease, in whole or in part, to overcome the harm caused by the development

Section 215 Untidy site notices **0**

This requires works to be undertaken to untidy land or buildings to make them secure and visually acceptable

Breach of Condition Notices **2**

This requires action to be taken to comply with a condition on a planning permission

CIL Stop Notices     **0**

This is a new area of work for the Enforcement Team) where a developer is served a CIL Stop Notice to cease work on site when they have not paid monies overdue under the Community Infrastructure Levy.

### **Enforcement Appeals and Prosecutions**

Enforcement Appeals Lodged:             **0**

Enforcement Appeals Decided:         **4**

EN18/01851 – The enforcement notice was issued on the 11<sup>th</sup> July 2019 at Land North of North Hill, Engollan, Wadebridge. The breach of planning control is without planning permission, the change of use of equestrian land to private garden and construction of fencing, BBQ hut and timber pod for friends and family. The notice was upheld and the Appeal dismissed on the 8<sup>th</sup> July 2020.

EN17/01742 – The enforcement notice was issued on the 4<sup>th</sup> June 2019 at Welltown Farm, Callington. The breach of planning control is the unauthorised change of use of the land for the stationing of two caravans in the agricultural barn for residential use, the erection of a 1.8m high fence, car repairs/sale of car parts/vehicle storage taking place on the land and residential wooden structure within the barn. The notice was upheld and the Appeal dismissed on the 20<sup>th</sup> July 2020.

EN19/00034 – The enforcement notice was issued on the 29<sup>th</sup> January 2019 at The Shed, Bogsworhy Road, Townsend. The breach of planning control is the material change of use of a building to a use comprising residential purposes, and the building operations to construct a veranda extension and associated hardstanding, the construction of a shed with a mixed use comprising of a laundry and for butchery relating to the keeping of pigs and associated development. The notice was upheld and the Appeal dismissed on the 7<sup>th</sup> August 2020.

EN17/01129 – The enforcement notice was issued on the 11<sup>th</sup> October 2019 on land to the southwest of Crackington Manor, Crackington Haven, Bude. The breach of planning control relates to the unauthorised development of a raised wooden platform, patio/paved area and brick flower borders. The Inspector allowed the patio/paved area to remain but upheld the part of the notice requiring the removal of the wooden platform on the 20<sup>th</sup> August 2020.

### **Prosecutions, Injunctions and direct action**

The Council issued a notice in November 2016 requiring Sean William Marshall to stop the unauthorised residential use of land, including the removal of one residential caravan and one caravan for storage purposes along with associated items on land at Havrak, Bodmin Road, Goonhavern, Truro.

The case was heard at Truro Magistrates Court on the 22<sup>nd</sup> January 2020. Mr Marshall pleaded guilty for the continuing offence of not fully complying with the enforcement notice. Although the defendant had made a start in complying with the notice he had not completed all of the required works. In view of this the Magistrates deferred sentencing until the 22<sup>nd</sup> April 2020 so they can take into account as mitigation if he does all the outstanding work by the 22<sup>nd</sup> April 2020. This April date was delayed until the 19<sup>th</sup> August 2020 due to the COVID-19 pandemic.

In Court on the 19<sup>th</sup> August 2020 the Council produced recent evidence that the notice had still not fully been complied with, after consideration the Magistrates fined Mr Marshall £800, awarded a victim surcharge of £80 and ordered Mr Marshall to pay a contribution towards the Councils costs of £1500. The £2,380 has to be paid by instalments of £200 per month, the first to be received within 28 days. Mr Marshall will now be given two additional months to fully comply with the Notice and further action will be considered if he fails to do so.

### **Certificate of Lawfulness Applications**

Total number of applications	<b>40</b>
Approved	<b>17</b>
Refused	<b>1</b>
Awaiting determination	<b>21</b>
Withdrawn	<b>1</b>

### **Monitor of waste and mineral sites**

The enforcement team pro-actively monitors mining and landfill sites in the County to ensure planning conditions on permissions are being adhered to. For this quarter 28 sites were visited and 22 reports have been issued so far within the 18 days target period, the other 6 were visited towards the end of the quarter and we are still within the 18 days target period to issue the reports.

### **Monitor of Section 106 planning obligations**

S106 agreements established for monitoring	<b>38</b>
Alleged breaches of s106 agreements noted for investigation	<b>0</b>
Cases sent to legal for litigation	<b>0</b>

### **Discretionary Services**

Resolving conveyancing issues	<b>5</b>
-------------------------------	----------

*This relates to the enforcement department's expedited services, where a fee has been paid for a quick response usually to resolve a conveyancing issue.*