

Agenda Item 3 Public Questions

Question received from Councillor Chris Symes, Welshampton and Lyneal Parish Council

Question for Shropshire Council Planning Committee 22nd March 2016

In recent years, Welshampton and Lyneal Parish Council has become increasingly disillusioned by the lack of planning enforcement by Shropshire Council, which has resulted in a significant deterioration in the rural landscape.

Some examples are –

08/01705/FUL Erection of barn at Wellfield Farm. A condition was the planting of trees to screen the building – this has not happened.

10/0260/FUL Erection of animal food store on land at Lyneal Wharf. A condition was the removal of the store after five years – it has not been removed.

At the same location in 2014, the placing of a large mobile home on a concrete base without any application. A planning officer did visit the site and told the owner to remove the mobile home within six weeks – it is still there.

14/02078/FUL Construction of stables, manege, temporary mobile home and change of use of land from agricultural to equestrian at Brookmill, Hampton Wood. The list of failings by the owner to meet the discharge of conditions are too numerous to list in a three minute question.

There appears to be no desire by Shropshire Council to resolve these issues.

So, my question is – at which Shropshire Council meeting was it decided that planning enforcement in the County would be discontinued, or downgraded to such an extent, that the hideous eyesores, at worst demonstrated by that at Brookmill, are allowed to fester on? If this was a policy decision, how does Shropshire Council intend to resolve the above issues? If this wasn't a policy decision, what is Shropshire Council going to do about the completely inadequate enforcement at present?

17th March 2016

Chris Symes
Councillor

Response from Councillor Arthur Walpole – Chairman of the North Planning Committee

This question from Welshampton and Lyneal Parish Council is framed in the context of a perception that there is a lack of planning enforcement in Shropshire and cites three cases where it appears that planning conditions have not been complied with.

As a matter of fact most applicants comply with planning conditions and there are formal processes requiring certain conditions to be formally discharged through the planning process. The Council does not have the resource to routinely check all planning permissions and consequently a significant proportion of enforcement activity is reactive.

Our records indicate that there has been no complaints received in respect of the first two cases cited by the Council, these being in relation to applications 08/01705?FUL and 10/0260/FUL. These cases can be investigated in accordance with the Councils protocol and the Parish Council is requested to complete the relevant form through the planning web pages under the heading "report a problem".

The third item raised by the Parish Council is also the subject of a separate question to this Committee. This has been investigated by the Council and our investigations have revealed potential breaches of the planning permission and action, if appropriate, will be taken accordingly. Further specific details are not shared at this stage so as not to prejudice any formal enforcement action. Planning Enforcement is not within the remit of the planning committee as it is a function specifically delegated to officers under the terms of the Council's Constitution and therefore the Committee cannot make decisions about enforcement action in individual cases.