

**TITLE OF REPORT:** Enforcement Action

**REPORT OF:** Elaine Rudman, Compliance & Regulatory Services  
Manager – Climate Change, Compliance, Planning  
and Transport

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### **Purpose of the Report**

1. To advise the Committee of the progress of enforcement action previously authorised by the Committee.

### **Background**

2. The properties, which are the subject of enforcement action and their current status, are set out in Appendix 2.

### **Recommendations**

3. It is recommended that the Committee note the report.

**1. FINANCIAL IMPLICATIONS**

Nil.

**2. RISK MANAGEMENT IMPLICATIONS**

Nil.

**3. HUMAN RESOURCES IMPLICATIONS**

Nil.

**4. EQUALITY AND DIVERSITY IMPLICATIONS**

Nil

**5. CRIME AND DISORDER IMPLICATIONS**

Nil.

**6. SUSTAINABILITY IMPLICATIONS**

Nil.

**7. HUMAN RIGHTS IMPLICATIONS**

The Human Rights Act states a person is entitled to the peaceful enjoyment of his possessions. However, this does not impair the right of the state to enforce such laws, as it deems necessary to control the use of property and land in accordance with the general interest.

**8. WARD IMPLICATIONS**

Birtley, Blaydon, Bridges, Chopwell and Rowlands Gill, Chowdene, Crawcrook & Greenside, Deckham, Dunston and Teams, Dunston Hill and Whickham East, Felling, High Fell, Lamesley, Lobley Hill and Bensham, Low Fell, Pelaw & Heworth, Ryton, Crookhill and Stella, Saltwell, Wardley & Leam Lane, Whickham North, Whickham South and Sunnyside, Windy Nook and Whitehills, Winlaton and High Spenn.

**9. BACKGROUND INFORMATION**

Nil.

## APPENDIX 2

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Case History	Current Update
1.	Blaydon Quarry Lead Road, Gateshead	Crawcrook and Greenside	Breach of Planning Conditions Condition 23 and Condition 24	22 <sup>nd</sup> May 2019	24 <sup>th</sup> May 2019	28 <sup>th</sup> June 2019	28 <sup>th</sup> December 2019 – Condition 23  28 October 2019 – Condition 24	<p>Blaydon Quarry is in breach of several planning conditions.</p> <p>A Notice has been served in relation to condition 23 to require installation of a drainage system. The Council has designed an acceptable scheme to be installed in the interests of surface water drainage and to enable the safe and successful restoration of the site.</p> <p>A site visit was undertaken on the 4<sup>th</sup> June 2019, where drainage works had commenced. Officers are working closely with the Operator of the quarry to ensure compliance.</p> <p>A discharge of condition application has been submitted in relation to condition 23 for the Council to assess.</p> <p>An appeal has been submitted in relation to the enforcement notice.</p> <p>A Notice has been served in relation to condition 24 to require installation of the previously approved drainage system on the southern boundary, in the interests of surface water drainage and to enable the safe and successful restoration of the site.</p> <p>A discharge of condition application has been submitted in relation to condition 24 for the Council to assess.</p> <p>An appeal has been submitted in relation to the enforcement notice.</p> <p>Wardell Armstrong on behalf of the Operator has withdrawn the Enforcement Appeal.</p> <p>February 2023 - Development management have engaged a minerals and landfill specialist consultant to consider the current planning status of this development and determine an appropriate course of action should further</p>	<p><b>2.4.2025 – The next liaison group meeting has been arranged for 24<sup>th</sup> May 2025 at 6pm. The meeting is a site visit to Blaydon Quarry. Invites have been sent to residents, councillors and the MP.</b></p> <p><b>Officers are continuing to work with the owner's representative regarding the remaining outstanding conditions requiring discharging.</b></p>

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								<p>enforcement activity be required.</p> <p>04.05.2023 – Site meeting took place with with owner, Environment Agency, Planning, Enforcement and consultant on 03.05.23.</p> <p>Agreed on action that is required by owner to ensure compliance and required timescales.</p> <p>26.07.2023 - Development Management have three outstanding discharge of conditions applications which they are looking to determine week commencing 31st July 2023. Once the applications have been determined we will be in a better position to review what conditions remain outstanding and consider appropriate next steps.</p> <p>18.10.2023 – The three discharge of condition applications to cover the breach of conditions have been determined in the last week, with the majority refused. The new sole director of the company has been notified and provided a copy of the decision notices. Advice is awaited as to how enforcement action will proceed.</p> <p>21.11.2023 – Prior to taking any formal enforcement action, Planning Contravention Notices have been served on several parties to establish their respective interests in the land as there have been many changes in recent years. Once responses are received this will assist in determining the enforcement approach.</p> <p>08.02.2024 - The site is filled and capped and restoration soils are being brought on as and when they are able. The current landowner has recently instructed a new planning agent who is in the process of arranging the necessary consultancy support that is required to deal with the outstanding planning conditions that need addressing. Enforcement and DM are in regular contact with the new agent regarding progress towards submission of the required information.</p>	

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								<p>05.03.2024 – A Topographic survey has been received but not yet considered in detail, however, it looks broadly on course to meet the approved restoration scheme subject to site settlement.</p> <p>02.04.2024 – On 22 March noise, vibration and dust management notes relating to the restoration activities and soil records were received from the agent. These will be reviewed by officers and if deemed adequate, the agent can progress to submitting formal discharge of conditions applications in relation to these matters. Officers are continuing to work with the agent to provide details of drainage, ecological and landscaping information. Ongoing monitoring in place to ensure the works continue and conditions are met.</p> <p>30.4.2024 On 19.4.2024 the agent submitted a valid Discharge of Condition application for condition 7 (wheel wash) and 14 (dust management). 12/01266/DOC9 refers. We are expecting a Discharge of Condition application for the noise and vibration conditions in the next 14 days. A joint visit between Council officers and the Environment Agency has been arranged to look at the surface water drainage within the site.</p> <p>29.05.2024 Site was visited on 8<sup>th</sup> May to look at the surface water drainage within the site. There is evidence of a filter drain and ditch system to the southern boundary that flows eastwards towards and outfalls into the 'south lagoon' located at the southeast of the quarry site. These ditches appeared to be in order with no apparent silting or ponding. Outlets from these ditches are protected via a simple rock filled gabion basket, which similarly appeared in order without clogging / debris.</p> <p>To the north and downstream from the south lagoon is an open ditch with shallow standing water. The main drainage basin to the northeast</p>	

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								<p>of the site is intended to drain by infiltration and as per the southern basin, there was limited water in this basin which suggests that it is functioning as an infiltration basin. A trickle flow of water was observed along Long Ridge Road. It was identified that it is mine water coming through the ground next to the highway embankment. If the problem is still persisting in 6 months Highways will look to alleviate the situation.</p> <p>Still waiting the DOC application for noise and vibration conditions.</p> <p>26.6.2024 - Condition 7 (wheel wash) and 14 (dust management) have now been discharged. Recyclogical has appointed Richard Todd of Allium Energy to complete the restoration and establish the planting and aftercare. Richard has advised that he has done many final stage restorations and habitat establishments. Officers have been introduced to Richard on site at Blaydon Quarry and he has become involved in fortnightly Teams calls with officers so that he can update us on progress. As part of this work he is also working on details required to discharge a number of the other outstanding planning conditions. Richard is also acting as a point of contact for the local liaison meetings, and he has reached out to Cllr Brain with a view to re-establishing these soon.</p> <p>21.08.2024 -Soil samples were taken for analysis on 23.7.2024. Once the results of the samples are available, they will be sent to the Council with the relevant discharge of condition application.</p> <p>Richard Todd is looking to arrange a liaison group meeting w/c 2<sup>nd</sup> September although this will have to be rescheduled as unsuitable for some key attendees. Invitations will be sent once the date has been confirmed.</p> <p>A discharge of condition application has been received for noise and vibration conditions (12 and 13) and have been discharged.</p> <p>Draft landscaping information is in the process of being prepared.</p>	

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								<p>23.09.2024 - Soil sample testing is complete. The agent is expecting the report from the contractor imminently ahead of submitting to the Council. Engineers have been appointed by the agent to look at the drainage for north and west of the site and an application will be submitted to discharge condition 23 regarding this. Tentative date of 7 November has been set for the Liaison Group meeting. Invites will be sent once date has been confirmed.</p> <p>24.10.2024 – Liaison Group meeting arranged for 7<sup>th</sup> November. The site has been visited by an ecologist, appointed by the agent, to look at areas for installing nesting boxes and sand martin habitats to discharge the ecology condition. Agent has received the soil sampling report and a discharge of condition application will be submitted shortly</p> <p>20.11.2024 Liaison group meeting held 7/11/24 and minutes have been circulated. Odour issue was raised at the meeting. 3 no. leaking gas wells will be infilled and new wells formed. The gas leakage is isolated to cell 8, which was the last cell to be filled. An application to discharge conditions 28 (Sand Martin nests, bat and bird boxes) and 45 (soil samples) has been submitted.</p> <p>05.02.25 Application to discharge conditions 28 (Sand Martin nests, bat and bird boxes) and 45 (soil samples) still under consideration. No further odour issues reported.</p> <p>6.3.25 – No further update re site. A report has been received regarding water running down Longridge Road. An issue of this nature was investigated last year and it was found to be minewater. The matter has been referred to Highways to investigate further.</p>	

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2.	Kwik Save, High Street, Felling	Felling	Building and land in ruinous and dilapidated condition	27 <sup>th</sup> April 2022	27 <sup>th</sup> April 2022	18 <sup>th</sup> May 2022	5 <sup>th</sup> September 2022	<p>Complaints have been received regarding the condition of the property and the adjoining land. The site has been subject to a number of arson attacks, fly tipping and other anti-social behaviour. A Notice has been issued pursuant to section 79 (1) of the Building Act 1984 requiring the recipient to either carry out such works of restoration or carry out demolition and remove the resultant rubbish or other materials from the site as specified in the notice. This has been the subject of an appeal. Work is ongoing with Northumbria Police and Tyne and Wear Fire &amp; Rescue service to expedite a resolution. Construction services have also been requested to provide a method statement and costings for demolition, should the local authority be required to undertake works in default. –</p> <p>Works progressing to determine costs of demolition and consideration being given to issuing community protection warning in conjunction with TWFRS and Northumbria Police</p> <p>Construction services instructed to progress to tendering stage for demolition.</p> <p>On 12.05.2023 Representatives of the Council, Northumbria Police and Tyne and Wear Fire and Rescue Service met on site to examine the condition of the building and consider further opportunities to restrict access and minimise the impact of ongoing ASB. Work is ongoing to provide a legal remedy.</p> <p>A community protection warning notice was served on the landowner requiring him to take a number of steps in the interim period to prevent or minimise the opportunities for anti-social behaviour on site. This wasn't complied with and a Community Protection Notice was served. A Direction hearing took place on 20.09.2023 at South Tyneside Magistrates Court with the matter is listed for a full day contested appeal hearing on 23.01.2024 at STMC starting at 10am. Directions have been set as follows:</p>	<p><b>02.04.2025 –Premises still unoccupied, owner advises that he is actively pursuing prospective tenants but as yet has no timescale for occupation. Some reports of the site being open to access have been received with evidence of fly tipping and some minor damage to roof. Owner has confirmed that gates will be repaired and fly tipping removed this week.</b></p>



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								<ul style="list-style-type: none"> <li>• 25.10.2023 exchange documents</li> <li>• 01.12.2023 exchange of statements</li> </ul> <p>OM properties Ltd have asked for a meeting to try and resolve matters. This will take place on 19.10.2023. Further ASB and fires have also occurred on site in recent weeks and the Council, with partners are pursuing all avenues to mitigate the impact of these premises, including expediting demolition.</p> <p>21.11.2023 – A meeting took place with OM Properties Ltd on 19.10.2023. The Council made clear its position that the statutory notice had not been complied with to either bring the property back into use or demolish it and that the Council were seeking to demolish the property in default due to the impact on the local community. The owner was of the view that the property was still viable subject to works to bring it back into use. The Council agreed that two weeks would be provided to the owner to demonstrate how this could be achieved and likely timescales. Information has been provided by the owner and the Council has afforded additional time up until 11.12.2023 to provide further supporting information. Meanwhile works are ongoing by the council to progress demolition at the earliest opportunity.</p> <p>10.01.2024 – Further information was provided by the owner on 11.12.2023 in respect of bringing the building back into use as a viable commercial concern. Officer's were of the opinion that the information and the level of detail was insufficient and the owner was advised in writing that it remains the Council's intention to pursue the demolition of the property. Works are ongoing and it is anticipated that all of the required arrangements for demolition to progress will have been completed by the end of January 2024 with demolition completed by the end of the 1<sup>st</sup> quarter of 2024. The appeal hearing relating to the CPN notice is scheduled to be heard on 23 January 2024 at South Tyneside magistrate's court.</p>	

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								<p>08.02.2024 – On Friday 19.1.2024 OM Properties Investment Company Limited, withdrew their application for an appeal against the Community Protection Notice that was served in August 2023. The requirements of the notice again became active. The Council are continuing with their proposal to demolish the building, however, OM Properties Investment Company Limited have instructed a surveyor to initiate works immediately to secure the site and bring the building and site back into use as a lettable commercial outlet. The owners have commenced these works. and the Council are monitoring progress closely whilst still finalising its demolition proposals. In the event that the owner makes satisfactory progress prior to demolition, then the Council's demolition proposals will be halted.</p> <p>02.4.2024 – The owner's representative is continuing to undertake works on the site and building. The site has been secured, and parts of the fabric of the building have been removed back to shell. The Council are monitoring progress closely whilst still finalising its demolition proposals. The Council have written to the owner seeking clarification on a timescale for works and insisting that progress is made quickly otherwise the Council will seek to demolish the building. In the event that the owner makes satisfactory progress prior to demolition, then the Council's demolition proposals will be halted.</p> <p>30.4.2024 – There has been limited progress on site during April. The owner has confirmed in writing that it remains their intention to repair the roof and bring the premises up to a standard where it can be occupied soon. A roofing contractor has been contracted to undertake works from 06 May 2024. It is anticipated that these works will take between 8 -12 weeks. The Council will continue to monitor the site closely to ensure progress and should the timetable stall or work stop then we would need to assess the situation at that time and the progress of work and gain further legal advice before we could proceed to demolition.</p>	

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								<p>29.05.2024 – works commenced on 09.05.2024. works are progressing, albeit slowly due to the poor weather conditions we have been experiencing which is outside the control of the contractor.</p> <p>26.6.2024 - Works are continuing and most of the damaged roof structure has been repaired and boarding applied, ready for the installation of roof tiles.</p> <p>21.8.2024 – Works are continuing but progress has been hampered by poor weather conditions. The Council will continue to monitor the site closely to ensure progress and should the timetable stall or work stop then we would need to assess the situation at that time and the progress of work and gain further legal advice before we could proceed to demolition.</p> <p>24.09.2024 – Complaints have been received about ASB on site I recent days where individuals gained access to the roof via the in-situ scaffold and proceeded to throw some new roof tiles into the vicinity of properties neighbouring the service yard. The owner maintains that works to the roof should be completed by the end of next week and the scaffold will be removed. The owner advises that routine security patrols are in place and other matters of concern to residents are in hand.</p> <p>The Council has a demolition contractor engaged and on standby. It would take them around 3 weeks to mobilise to start demolition.</p> <p><b>05.02.2025 – Roof has now been fully repaired, and some rainwater goods installed. Owner is in discussion with a potential tenant and is hopeful that an agreement can be reached in the coming weeks for occupation and fit out. Scaffolding remains in situ but is to be removed imminently.</b></p>	

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3.	Jack and Jo's Nursery Garden, Middle Hedgefield Farm, Blaydon on Tyne, NE21 4NN	Ryton, Crookhill and Stella	Without planning permission, the erection of a timber building to provide café with associated raised deck, canopy and smoking shelter and the installation of access railings and steps.	22 <sup>nd</sup> May 2023	24 <sup>th</sup> May 2023	28 <sup>th</sup> June 2023	28 <sup>th</sup> October 2023 - removal of all structures  28 <sup>th</sup> November 2023 - removal of all resultant debris	<p>Complaints were received regarding the erection of an unauthorised building for use as a café.</p> <p>A retrospective planning application was submitted. It was refused on 28.2.22.</p> <p>An appeal was submitted to the Planning Inspectorate in relation to the planning refusal. The appeal was dismissed.</p> <p>An amended scheme/application was submitted to the Council on 14.10.22 and refused by Committee on 17.5.23.</p> <p>As two applications have been refused and giving weight to the appeal dismissed by the Planning Inspectorate it was considered expedient to take enforcement action and an Enforcement Notice has been served.</p> <p>The notice requires the removal of the unauthorised structures (café building, raised deck, smoking shelter, canopy and steps).</p> <p>18.10.2023 – Appeal has been lodged with the planning inspectorate. Start date of the appeal process is 17.07.2023 and is to be heard by way of written representations. Closing date for representations of 28.08.2023. which has now passed. Notice is suspended until the outcome of the appeal is determined.</p> <p>30.04.2024 – The Planning inspectorate has considered the appeal made by the appellant. The appeal was considered in 3 parts:</p> <ul style="list-style-type: none"> <li>• The enforcement notice, APP/H4505/C/23?332482</li> <li>• Refusal of proposed retention of existing timber café building APP/H4505/W/3326916</li> <li>• Refusal of proposed provision of carpark to northwest of site APP/H4505/W/23/3328813</li> </ul> <p>The inspector's decision is:</p> <p>1. Enforcement notice to be corrected by</p>	<b>2.4.25 – Nothing to update this month</b>

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								<p>the deletion of the word 'structure' from requirement iii, and its substitution with the word 'canopy'.</p> <p>2. Appeal A is dismissed, the deemed planning application is refused, and the enforcement notice as corrected, is upheld.</p> <p>3. Appeal B is dismissed, Appeal C is dismissed.</p> <p>21.08.2024 – Steps i-v have not been complied with in the timescale set out in the Notice. Correspondence has been sent to recipients of the Notice regarding this. Officers to liaise with legal regarding next steps. The Council will continue to monitor the site and ensure that the requirements of the upheld notice are complied with.</p> <p>23.09.2024 – No further update</p> <p>05.02.2025 - On 7 January 2025 officers exercised their power to decline to determine a third planning application The enforcement case is now with the Councils legal team. A court date is set for 8<sup>th</sup> April 2025.</p> <p>6.3.25 – No further update</p>	
4.	Jack and Jo's Nursery Garden, Middle Hedgefield Farm, Blaydon on Tyne, NE21 4NN	Ryton, Crookhill and Stella	Without planning permission, the unauthorised material change of use of land to car park.	18/9/2024	4/10/2024	13/11/2024	<p>18/11/24 – cease the use</p> <p>13/2/25 – Remove materials and restore land to former condition</p>	<p>Car park created on land to the northwest of Jack and Jo's without planning permission.</p> <p>December 2022 - Retrospective planning application submitted, DC/22/01393/FUL refers.</p> <p>9/8/2023 – Application refused</p> <p>18/4/2024 – Appeal dismissed</p> <p>4/10/2024 – Enforcement Notice served requiring the use of the land as a car park to cease and the land be restored to its previous condition</p> <p>20/11/2024 – No appeal received. Notice took effect on 13/11/2024. Officers will monitor to check compliance.</p> <p>05.02.2025 – No further update.</p> <p>6.3.25 – No further update</p>	<b>2.4.25 – Nothing to update this month</b>

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5.	Daveys Breakfast and Sandwiches 592 - 596 Durham Road Gateshead NE9 6HX	Low Fell	Without planning permission, the material change of use of the Land from Café (Use class E) to Hot Food Takeaway (Sui Generis).	12 <sup>th</sup> February 2024	20 <sup>th</sup> February 2024	21 <sup>st</sup> March 2024	11 <sup>th</sup> July 2024	<p>The council received a complaint that the premises was operating as a hot food takeaway without planning permission. A retrospective planning application was secured, however, planning permission was refused.</p> <p>5.3.2024 - An Enforcement Notice was served on 20<sup>th</sup> February 2024 requiring the cessation of the land as a hot foot takeaway. Recipients have until 21<sup>st</sup> March 2024 to lodge an appeal with the Planning Inspectorate</p> <p>02.4.2024 – Appeal has been received by the Planning Inspectorate.</p> <p>24.07.2024 – Planning Inspectorate have notified start date of the appeal process as 17.05.2024 and is to be heard by way of written representations. Written submissions have been made by the applicant and the local planning authority. No decision has been made by the planning inspectorate.</p> <p>21.08.2024 – No decision has been made by the planning inspectorate. No further update.</p> <p>23.09.24 - The planning inspector dismissed the appeal APP/H4505/C/24/3341100 in a decision made on 06.09.2024 and the notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.</p> <p>The Council will continue to monitor the site and ensure that the requirements of the upheld notice are complied with.</p> <p>20.11.2024 – No further update. The compliance date for the notice is 27 December 2024.</p> <p>05.02.2025 – Premise is still operating as a hot food takeaway. Correspondence has been sent to the owner(s) and occupier(s).</p>	2.4.2025 - No update this month

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								6.3.25 – The owner and occupier have been in contact with the officer. The occupier is currently considering other empty takeaway premises that may be suitable to relocate to.	
6.	Former MGM Engineering Factory, MGM House, Newburn Bridge Road, Blaydon, NE15 8NR	Ryton, Crookhill and Stella	Buildings and land in ruinous and dilapidated condition. Site open to access and subject to repeated arson and fly tipping.	25 <sup>th</sup> June 2024	02 <sup>nd</sup> July 2024	02 <sup>nd</sup> July 2024	16 <sup>th</sup> July 2024 to act. 21-day appeal period against notice from date of service.	<p>21.08.2024 - The Council has received a number of complaints notably from Tyne and Wear Fire Service and Northumbria Police concerning unauthorised access to the site which has resulted in vandalism, arson and significant fly tipping. A Community protection Warning Letter was issued on the owner, and this was not actioned. A Community Protection Notice was served on 02 July 2024 formally requiring the owner to take action to secure the site from unauthorised access and to clear the fly tipped materials. The owner appealed against the notice to the magistrates' court on 23.7.2024 which places the requirements of the notice in abeyance until an appeal hearing. The enforcement team are engaging with the owner's solicitor.</p> <p>24.10.2024 – Appeal hearing has been listed for 19.11.2024 at South Tyneside Magistrates Court.</p> <p>05.02.2025 – directions hearing took place on 19.11.2024 at South Tyneside Magistrates Court. Matter has been listed for an all-day hearing on 25 March 2025. ASB and fly tipping is continuing on the site and the arson risk is a major cause of concern to TWFRS. Gateshead Council proposing now to take direct action to fully secure property boundary using powers under S29 of the Miscellaneous Provisions Act 1982.</p> <p>06.03.2025 – TWFRS have had further callouts to small fires on site. Gates have been welded shut to prevent unauthorised access.</p>	<b>2.4.2025 -Appeal against CPN has been dismissed. Exploring enforcement options of direct works to remove fly tipped material.</b>

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7.	3 Shield Avenue Swalwell NE16 3EG	Whickham North	Without planning permission, the removal of a first floor window in the rear elevation, and the installation of French doors in place of the window.  Without planning permission, the installation of a clear glass balustrade on the roof of the single storey rear extension.	11 <sup>th</sup> September 2024	16 <sup>th</sup> September 2024	23 <sup>rd</sup> October 2024	23 <sup>rd</sup> December 2024	The council received a complaint that a balcony had been created on top of a single storey rear extension. A retrospective planning application was not submitted and voluntary compliance to resolve the breach was not forthcoming.  23.09.2024 – An enforcement notice was served on 16 <sup>th</sup> September requiring the removal of the French doors and glass balustrade. The recipients have until 23 <sup>rd</sup> October 2024 to lodge an appeal with the Planning Inspectorate.  20.11.2024 - Appeal has been received by the Planning Inspectorate. Awaiting further instruction from them.  05.02.25 - Planning Inspectorate have notified start date of the appeal process as 21.1.2025 and is to be heard by way of written representations. Any representations are to be made to the planning inspectorate by 4.3.25.  6.3.25 – The Councils statement of case has been submitted to the Planning Inspectorate.	<b>2.5.2025 – No further update</b>
10.	Site West Of Worley Avenue / South Of Earls Drive Earls Drive Low Fell NE9 6AA	Low Fell	Without planning permission, operational development, consisting of the laying of road planings, plastic membrane and hardcore to create a hard surface.	17 October 2024	4 December 2024	8 January 2025	8 May 2025	The Council received a complaint that hardcore was being spread across the land. An enforcement notice was served requiring the removal of plastic membrane and road planings due to the impact this could have on the health of trees protected by a TPO on the site.  10.1.2025 - No further update  05.02.25 – Enforcement Notice has not been appealed. Correspondence has been sent to the landowner informing him of the deadline for compliance.  6.3.25 – No further update	<b>2.4.2025 – No further update</b>
11.	Site West Of Worley Avenue / South Of Earls Drive Earls Drive Low Fell	Low Fell	Erection of a fence and gate exceeding 1m in height adjacent to a highway	17 October 2024	4 December 2024	8 January 2025	8 March 2025	A close boarded timber fence and gate exceeding 1 metre in height adjacent to a highway has been erected. It was concluded that the fence is out of keeping with the conservation area.	<b>2.4.2025 – No further update</b>



Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Case History	Current Update
	NE9 6AA							<p>An enforcement notice has been served requiring the removal of the fence and gate or the reduction of their height to a height not exceeding 1 metre.</p> <p>10.1.2025 - No further update</p> <p>05.02.25 – Enforcement Notice has not been appealed. Correspondence has been sent to the landowner informing him of the deadline for compliance.</p> <p><b>6.3.25 – No further update</b></p>	
12.	Land at St Cuthberts Road, Marley Hill.	Marley Hill	Condition of land having a detrimental effect on the amenity of the area	10.3.2025	2.4.2025	1.5.2025	1.11.2025	<p>Complaint received regarding the land being untidy. A visit was carried out which confirmed that the condition was unsatisfactory, and maintenance works were required to improve it's condition.</p> <p>The land contains road plaining/hardcore material, telegraph poles, metal, trailers with metal, machinery, concrete slabs, a shipping container, a mound of rubble, metal box side sections and sand mounds.</p> <p>A formal Notice pursuant to Section 215 of the Town and Country Planning Act 1990 has been served requiring the recipient to carry out works to reinstate the land back to a reasonable condition.</p>	<p><b>2.4.2025 – The recipient of the notice has until 1 May 2025 to submit an appeal against the enforcement notice. If no appeal is made the Notice will take effect on 1<sup>st</sup> May 2025 and the recipient will have 6 months in which to comply with the notice.</b></p>