

# PLANNING ENFORCEMENT - POLICY AND PROCEDURE

## 1.0 INTRODUCTION

- 1.1 The Town and Country Planning Acts provide local planning authorities with discretionary powers to tackle breaches of planning control. This policy document sets out the strategy the District Council will adopt when investigating and, where applicable, remedying breaches of planning control.
- 1.2 Unauthorised development can have adverse consequences and, if unchecked, can undermine confidence in the planning system. The District Council is, therefore, committed to the effective enforcement of planning control.
- 1.3 The Government has published good practice guidance on the enforcement of planning control. This suggests that local planning authorities should establish a formal planning enforcement policy that provides a clear statement of the decision making framework to deal with alleged breaches of planning control and which explains the Council's enforcement procedures and practice. The Council adopted such a policy in 2002. This is now updated and expanded. It details the approach to be adopted by the Council in resolving how to deal with unauthorised development and the procedures to be followed.
- 1.4 The Council's Statement of Community Involvement considers enforcement (paras 12.27-12.31). This strategy reflects those objectives for the community's involvement in tackling unauthorised development.

1.5 Planning enforcement can be a complex and involved process with varying timescales. The aim of this strategy is to ensure that adopted procedures are fair and reasonable, interested parties are kept informed and that any action is timely and proportionate.

## **1.6 ENFORCEMENT OBJECTIVES**

1.1 Two of the Council's key priorities are, *"to create a better local environment"* and *"to promote the economic vitality of towns and villages"*. With these in mind, the District Council establishes the following objectives for the planning enforcement strategy:

- To remedy harm caused by breaches of planning control.
- To strike a balance between protecting public safety, amenity and other important interests and enabling acceptable development to take place, even though it may initially have been unauthorised.
- To ensure that the policies and the credibility of the District Council and the planning system is not undermined.
- To carry out all enforcement duties openly, fairly, helpfully, proportionately and consistently.

## **2.0 PRINCIPLES OF THE PLANNING ENFORCEMENT STRATEGY**

- All legitimate complaints regarding breaches of planning control will be investigated
- Complaints will be prioritised according to their urgency and the potential harm

- Complainant's identities will be kept confidential, unless subsequent proceedings requires their evidence to be made public
- Enforcement action is discretionary and will be taken where it is expedient to remedy harmful consequences and when it is in the public interest.
- Formal action will be proportionate to the breach.

### **3.0 STRATEGY PROCEDURES**

#### **Breaches of Planning Control**

3.1 Breaches of planning control occur in numerous ways, for example where:

- Building work, physical changes to land and material changes of use are carried out without planning permission.
- Development does not accord with the approved plans.
- Conditions attached to planning permissions and other consents, or the terms of a planning obligation have not been complied with.
- Works to a "listed building" that affect its character are carried out without consent.
- Demolition takes place in a conservation area without consent when it is required.
- The removal of, or works are carried out to, protected trees and hedgerows without consent being granted or proper notification given.
- Advertisements that require express consent are displayed without consent being granted
- Land or buildings are derelict, unkempt, overgrown or otherwise adversely affecting the amenity of a neighbourhood.

## **How the Council will carry out Investigations**

3.2 Most investigations into breaches of planning control result from complaints from the public, Councillors or Parish Councils. Written complaints are preferable.

### **3.3 Complaints**

- Will be acknowledged in writing, by telephone or via e-mail within 5 working days
- Will be treated in confidence. Identities will not be revealed. This is to ensure the safety and peace of minds of complainants and avoid possible recriminations from those being investigated.
- Complainants will be advised that if formal action needs to be taken, the Council will be required to provide evidence of the breach and any harmful effects, so their co-operation and involvement as witnesses may be important in securing a successful outcome.
- Will be prioritised (see 4.4 below).
- Anonymous complaints will not normally be investigated unless these are perceived to allege serious breaches of planning control.
- Pro-active investigations will follow the same general procedure. Officers who become aware of a possible breach should contact the Enforcement section (see contact details at 12.0 below) with as much information as possible. Planning application case officers will be initially responsible for obtaining the necessary details required by conditions attached to permissions and consents. The enforcement section will only investigate such cases if there is protracted non-compliance.
- The Planning enforcement service will not take the lead in investigating complaints that relate to possible breaches of planning control that occur on Council-owned land or on highway land. The appropriate Council service or highway authority should as far as possible, remedy such

complaints. A remedy involving powers of land-ownership or responsibility is generally achieved more quickly and efficiently than it would be if planning enforcement powers are relied upon.

### **3.4 Complaint Priorities**

#### **A. Priority Complaints – Requiring Immediate Investigation (not in any particular order)**

- Development resulting in concerns for public health and safety.
- Works of demolition, significant alteration or extension to listed buildings or the removal of important architectural or historic features.
- Works to protected trees (either those covered by a Tree Preservation Order or those within a conservation area) and important hedgerows.
- Demolition of important unlisted buildings in conservation areas
- Development that may adversely affect or destroy a site of nature conservation value
- Development that has a significant impact on the natural environment
- Significant unauthorised building works/structures
- Uses and activities that cause significant disruption by reason of noise, smell, fumes or other forms of nuisance

#### **B. Urgent Complaints – Investigation to commence and complainant to be informed of progress within 15 working days**

- Operational and building works
- Changes of use

- Compliance with conditions/planning obligations that harm living conditions
- Building and other works within conservation areas
- Where immunity from enforcement action due to lapse of time will come into effect shortly
- Other works to listed buildings

**C. Non-Urgent Complaints – Investigation to commence and complainant to be informed of progress within 25 working days**

- Other changes of use
- Other minor operational and building works e.g. garden sheds, walls, fences etc.
- Condition of land
- Compliance with other conditions
- Advertisements
- Satellite dishes
- Works to listed buildings not carried out recently

**4.0 ENFORCEMENT INVESTIGATION PROCEDURES**

- 4.1 On receipt of a complaint, it is prioritised and a preliminary investigation is carried out in accordance with Section 4.4 above, to establish if a breach of planning control has occurred. This can involve an initial desktop investigation to check, for example, planning history, other records and relevant legislation.

- 4.2 An initial site visit will be undertaken. If the land and/or building(s) are occupied then it may be appropriate for the enforcement officer to make an appointment with the owner/occupier. This is not always possible or advisable as it may alert them and enable them to temporarily remove or disguise the subject matter of the complaint.
- 4.3 The officer should identify himself or herself when on site and explain the reason for the visit. Authority to enter land provided by the Planning Acts will be provided if requested. If it is suspected that an offence has been committed, the investigating officer must have regard to the provisions of Sections 66 and 67(9) of the Police and Criminal Evidence Act 1984 (PACE) in relation to cautioning suspected offenders.
- 4.4 The officer is then to record a site description including a description of the alleged unauthorised development if any, take any necessary measurements/photographs, obtain the identity of the owner/occupier/person responsible for the activity/operations taking place, if possible and identify any neighbouring properties likely to be affected.
- 4.5 If a breach of planning control has clearly taken place then (depending on the nature of the breach), the owner/occupier/person responsible should be informed straight away and advised that if they carry on with activity/development this will be entirely at their own risk and may be subject to enforcement action.
- 4.5 After the initial site visit, the owner/occupier/person responsible will be advised of intended action or options available to resolve the matter. Further information may be sought to determine whether a breach has occurred. The complainant will be advised of findings and proposed action (if any).

4.6 If further investigation is necessary then the site will be monitored to collect further evidence. Where appropriate, the complainant will be requested to take photographs or keep a diary of events for use as evidence if the matter proceeds to formal enforcement action. A Planning Contravention Notice (PCN) may be served. This requires the recipient to provide information within 21 days relating to the breach of planning control alleged by the Council. Consultation with other individuals or organisations will be carried out if necessary. Finally, a Land Registry Search will be carried out to establish ownership of the land (if registered) and a 'Requisition for Information' will be served to identify other people with an interest in the land together with information about the length of time the activity/development has been in existence.

#### **4.7 Results of Investigations**

- The complaint may relate to a non-planning matter. No action will therefore be taken. These include, disputes over land ownership, boundary disputes, private covenants and legal agreements/obligations, moral or ethical concerns, commercial competition and private interests.
- Where a non-planning complaint can be dealt with by another Council service or another authority the relevant information will be passed on to the appropriate organisation.
- The complaint may relate to an activity, building or works that are lawful for planning purposes, for example the works may be "permitted development"
- The complaint may relate to a very minor breach of regulations and regarded as so trivial that formal action would not be justified. If action were taken in these circumstances the Council could be justifiably criticised and costs may be awarded in any resultant appeal.

- Investigations may conclude that a breach of planning control has occurred.

## **5.0 ENFORCEMENT DECISION MAKING**

- 5.1 Most decisions in respect of whether enforcement action should or should not be initiated and the form that any such action should take are delegated to the Head of Planning. However, in certain circumstances, matters will be referred to the Development Control Committee for a decision.
- 5.2 For the vast majority of cases, once investigations are complete and a breach of planning control has been identified, officers will prepare a report with a recommendation whether it is expedient or not expedient to take enforcement action. This will be included with the weekly list of planning applications circulated to members. No further action will be taken on any of the case listed until 14 days have elapsed from the publication of the list.
- 5.3 A matter can be withdrawn from the scheme of delegation and be referred to the Development Control Committee at the request of the Chair, Vice Chair or relevant ward member.
- 5.4 Where officers consider it is expedient to take enforcement action against a breach of planning control and that action could result in the loss of a person's principal home or a main business, that case will be reported to the Development Control Committee.

## 6.0 BREACHES OF PLANNING CONTROL AND APPROPRIATE ACTION

6.1 When a breach of planning control is identified, *the action taken will depend upon the nature and seriousness of the breach and the harm that it causes.*

Where the context requires it, the Council will have due regard to the provisions of the development plan and to any other material considerations. All action must also be compatible with the European Convention on Human Rights.

6.2 Many breaches of planning control are resolved informally and by negotiation with the owner/occupier. Formal action only takes place where this is expedient and other means to resolve the problem have failed. The Council will take enforcement action when it is essential to maintain public safety, the character and appearance of the area, the area's social and economic well being and to preserve the natural and built environment. The impact of developments varies greatly and enforcement action will be taken in the public interest and will be proportionate to the specific breach. For example it would not be expedient to take formal enforcement action against a trivial or technical breach of regulations that causes no harm. Nor will enforcement action be taken merely to rectify an absence of planning permission if this is likely to be granted unconditionally. Similarly, enforcement action will not be taken simply to elicit an application fee.

6.3 When investigations reveal a breach of planning control, officers will draw this to the attention of the person responsible (and the landowner if different). They will be advised of the most appropriate course of action, as follows:

- *The breach is minor and has little effect - no further action*

- The development appears to satisfy relevant policies and other material considerations, or could do so with modification and/or the imposition of appropriate conditions* – The Council will ask for a “retrospective” application for the relevant permission/consent. A period of 28 or 42 days according to the complexity of the matter will be given. This does not automatically imply that permission will be granted. Any application would still need to follow the normal planning process, including consultation and notification of neighbours. Any application would be considered in accordance with the Scheme of Delegation set out in Appendix A to Part 3 of the Council's Constitution. Formal determination of whether or not it is expedient to take enforcement action will not take place until after the application has been determined. Officers will advise that an application to the authority is advisable to avoid having to pay double the application fee, which will be the consequence if planning permission is sought through an enforcement appeal.
- The breach is claimed to be immune from enforcement action due to the passage of time* – An application for a Certificate of Lawful Use or Development may be invited. An application would need to be supported by appropriate documentary evidence prior to the issuing of a Certificate.
- The breach is causing serious harm and permission is unlikely to be given* – The Council will ask for the activities or the works to cease voluntarily. A suitable time will be allowed, depending on what needs to be done. For example business tenants must be allowed time to find somewhere else to operate if livelihoods are affected.
- This procedure will also be followed if the Council refuses permission/consent. There is a right of appeal and usually an

unsuccessful applicant has 6 months to submit one. To this must be added the time the Planning Inspectorate will take to determine the appeal. All this leads to significant delays so the Council will not normally await the outcome of an appeal before taking formal enforcement action. There is a right of appeal against enforcement notices (see 8.5 below). This can be dealt concurrently with an appeal against a refusal of permission/consent.

- *A breach cannot be resolved by negotiation and an application is refused*
  - Breach of condition or enforcement notices can be served if it is expedient to do so. This is a discretionary decision made on a case-by-case basis. This decision must be taken only after proper consideration of the relevant facts and planning merits. Formal action must be justified and the specific requirements and the time period to comply with these must be reasonable.
- In extreme cases, where serious and irreversible harm is created, requiring immediate prohibition, the Council can secure serve a 'Stop Notice' or 'Temporary Stop Notice' (TSN). These should only be directed to preventing the specific harm that is occurring. A Stop Notice can only be served in conjunction with an enforcement notice it is, therefore impossible to serve a stop notice immediately a breach of planning control is identified. A *Temporary* Stop Notice can be served on its own and so can be served immediately. This enables the planning authority to stop the alleged breach of planning control straight away but only for a limited period (28 days) while they decide whether further enforcement action is appropriate. A TSN cannot be used to effectively deprive someone of his or her home but it can be used to prevent the home being established. Stop Notices and Temporary Stop Notices are only available to deal with

development requiring planning permission, they are not, for example able to be deployed to stop unauthorised works to listed buildings.

## **7.0 ENFORCEMENT ACTION**

7.1 The Town and Country Planning Act 1990 (as amended) ('the 1990 Act') defines taking enforcement action as either the issue of an enforcement notice or the service of a breach of condition notice.

### **7.2 The Enforcement Notice**

An enforcement notice shall: -

- State the nature of the alleged breach.
- Identify the land to which the notice relates.
- Clearly state the matters that appear to constitute the breach of planning control.
- State the Council's reason for issuing the notice, including any relevant development plan policies that are allegedly contravened.
- Specify the date on which the notice takes effect (not less than 28 days after service to allow for an appeal).
- Specify the steps which the Council require to be taken or the activities which the Council require to cease in order to remedy the breach or any injury to amenity it has caused.
- State a reasonable period for compliance after the notice takes effect, having regard to the practicalities of carrying out the required steps and the effect that the breach is having.

7.3 The enforcement notice will express the breach of planning control, the reasons for serving the notice and the steps to be taken; in plain language

that will be understood by anyone required to comply with its requirements. This is particularly important given that criminal liability attaches to any breach of the requirements of an enforcement notice. This should also make checking for compliance easier and assist in mounting a successful prosecution if the notice is not complied with. The enforcement notice may require the restoration of the land to its condition before the unlawful development took place; the demolition or alteration of any building or other works; the discontinuance of the use of land; or the carrying out of any building works or other operations.

- 7.4 The enforcement notice must be directed only at the specific breach. It cannot take away *existing lawful* rights to use land or retain building and other works. The Council can direct an enforcement notice to only part of the breach of planning control and/or it can require only a partial remedy. This is termed “under enforcement”. The outcome of this is that planning permission is then deemed to be granted for those matters that could have been but were not the subject of the enforcement action. This outcome also applies if “under enforcement” is inadvertent.

### **Appeals**

- 7.5 There is a right of appeal to the Secretary of State against an enforcement notice. The appeal needs to be lodged before the notice takes effect. Details of how to appeal will be included with the enforcement notice. There are a number of specific grounds of appeal. These include factual and legal grounds, for example the matters alleged have not occurred or do not constitute a breach of planning control. Further grounds are that the requirements of the notice are excessive and the compliance period is too short. When an appeal is made against an enforcement notice, an application for permission to retain the matters alleged to constitute the

breach of planning control is deemed to have been made. This will only be considered if the appropriate application fee (where applicable) has been paid.

### **The Breach of Condition Notice (BCN)**

7.6 This is an alternative to an enforcement notice available to remedy the failure to comply with any condition or limitation subject to which planning permission has been granted. There is no right of appeal. The threat of prosecution for the failure to comply with the requirements of a BCN may be sufficient to secure compliance with the condition or limitation.

7.7 The BCN shall specify the steps that must be taken, or the activities that must cease in order to secure compliance with the condition(s). The BCN may, therefore, be positive (requiring something to be done) or prohibitory (requiring something to stop). Unlike an enforcement notice, a BCN can only require full compliance. A BCN also has to specify a period for compliance, which shall be not less than 28 days.

## **8.0 SECURING COMPLIANCE WITH AN ENFORCEMENT NOTICE**

8.1 As soon as the compliance period set out in enforcement notice or BCN has passed, enforcement officers will carry out further investigations to confirm whether the breach is continuing. Further negotiations may be necessary to ensure full compliance.

8.2 When officers conclude that notices have been complied with, this will be confirmed to the owner/occupier and to anyone who has complained about

the building works or activity. Compliance with an enforcement notice does not, however discharge it. The notice will remain in place to prevent any further breaches and it will continue as a registered charge on the land or property.

8.3 Failure to comply with the requirements of an enforcement notice or BCN is an offence. If there are grounds to suspect that an offence has been committed, any interviews of suspects or witnesses should then be carried out in accordance with PACE. The Council will take firm action where the requirements of an enforcement notice or BCN have not been complied with. Consideration will be given to any material change in circumstances. Further action may involve:

- Prosecution of the parties concerned
- The issue of an injunction through the County or High Court
- Direct or 'default' action to remove the breach

8.4 The Council will usually attempt to bring the matter to a successful conclusion as quickly as possible through the pursuit of action in the Courts (usually Magistrates Courts). Any decision to prosecute will have due regard to the availability, nature and strength of evidence and will consider whether the public interest is served. Any prosecution action will be taken in accordance with the provisions of the Code for Crown Prosecutors. This code, produced by the Crown Prosecution Service, seeks to ensure that prosecutions are carried out in the interests of justice and not solely for the purpose of achieving a conviction.

- 8.5 The Council will not necessarily withdraw from taking action in the Courts once it has commenced proceedings, even where the breach of planning control may have been rectified before the case is heard.
- 8.6 Where offences persist, an injunction may be sought. More severe penalties than those imposed by Magistrates Courts may be imposed in these circumstances if the offence continues.
- 8.7 The Council is empowered to take direct or default action to remedy a breach of planning control. This will only be considered in exceptional circumstances. This may involve the use of contractors to enter a site and physically remove or put right unauthorised building work. Such circumstances are likely to arise when successive fines by the Courts have not proved to be a sufficient deterrent for the perpetrators of the breach. It may also be considered where the effects of a breach of planning control are so harmful that compliance with notices should not be subjected to delay in Court processes.
- 8.8 Where a BCN is not complied with or it recurs, the “person responsible” who was served with the notice will be asked to state what steps they took to secure compliance. If no reasonable explanation is given, the Council will normally pursue prosecution. If the “person responsible” no longer has control of the land, the Council will consider serving a fresh notice on the new person(s) responsible.

## 9.0 OTHER PLANNING ENFORCEMENT POWERS

9.1 Some breaches of planning control are subject to separate legislation. These include:

- Listed buildings
- Advertisements
- Trees
- Land adversely affecting amenity

### Listed Buildings

9.2 The statutory provisions for the preservation of buildings of special architectural or historic interest are contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. It is an offence under Section 9 of this Act to carry out any works to a listed building that affect its character, without proper consent. The owner of the building, those who have an interest in the property or who have carried out the works may be prosecuted by the Council for unauthorised works, irrespective of whether consent is later obtained retrospectively or the works are later made satisfactory. It is a defence to a prosecution to prove that the works were *urgently* necessary to protect health and safety or to preserve the building and it was not practicable to secure these by repair or temporary support or shelter. The works must be the minimum measures immediately necessary and a justification in writing must be given to the Council as soon as reasonably practicable.

9.3 Where unauthorised works are carried out, the Council may serve a listed building enforcement notice, requiring remedial works to rectify the effects of any unacceptable works. An enforcement notice will usually be a more appropriate course of action than prosecution, where it is possible to put right

the harm to the building. Prosecution punishes the offender but it does not right the wrong that has been done. In deciding whether prosecution is appropriate, the Council will consider what, if any, material benefits from the unauthorised works are gained by the perpetrator

9.4 It is for the Council to *specify* in a listed building enforcement notice, what needs to be done to put matters right. Works carried out in accordance with such requirements will then benefit from deemed listed building consent.

9.5 Both prosecution and enforcement proceedings will be carried out in accordance with the steps set out earlier in this document. In addition, when officers visit a site and observe unauthorised works, they will advise the contractors and/or owners to stop work until the matter is resolved and, appropriate consents are received. They will be further advised that works carried out will be at the own risk and may result in either more painstaking and costly remedial works to put things right. It may also increase a risk of prosecution if works become thorough and irreversible.

### **Advertisements**

9.6 The display of advertisements is controlled by the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended). These regulations are complex. Advertisements are divided into three groups:

- Those advertisements that are expressly excluded from control altogether
- Those which have 'deemed consent' – similar to permitted development rights. The planning authority's consent is not required for these.
- Those for which the planning authority's consent is always needed.

9.7 Section 224 of the Town and Country Planning Act 1990 makes it an offence to display an advertisement without the necessary consent. The Council may prosecute the offender in the Magistrates Courts. Unless the offence is particularly flagrant or repeated, the Council will initially invite the advertiser to apply for the necessary consent. If this is refused there is then a right of appeal, which must be made within 28 days.

9.8 Section 225 of the 1990 Act empowers the Council to remove or obliterate any unauthorised *placard* or *poster* (often referred to as 'fly posting'). If the advert identifies the advertiser, the Council must give 2 days notice in writing before removal or obliteration takes place. The Council must make reasonable inquiries to find out identities if none are provided on the placard or poster. Authorisation to exercise this power rests with the Head of Planning.

### **Trees and Hedgerows**

9.9 Section 198 of the 1990 Act provides the Council with the power to protect trees through the making of Tree Preservation Orders. Consent is then required to carry out works to protected trees. Section 210 of the Act makes it an offence to cut down, uproot or wilfully destroy a protected tree or to wilfully damage, top, or lop a protected tree in such a manner as to be likely to destroy it. Provided the trunk diameter is more than 75 cm at 1.5m above ground level, trees in Conservation Areas are similarly protected. Notice of any intended works has to be given to the Council and work is unauthorised until the Council has responded to the notice or 6 weeks have elapsed, whichever is the sooner.

9.10 Consent is not required for the following works to protected trees.

- Works to trees that are dying, dead or have become dangerous

- Works to trees that are necessary in order to implement a planning permission
- Works to trees cultivated for the production of fruit where such work is in the interests of that trade or business.

9.11 Section 97 of the Environment Act 1997 makes it an offence to remove what are termed “important” hedgerows, without the consent of the Council. Where this takes place the Council has the power to serve a ‘hedgerow replacement notice’.

#### **Land Adversely Affecting the Amenity of a Neighbourhood.**

9.12 Owners and occupiers sometimes neglect their land and buildings and allow them to become seriously unkempt or derelict. This can create eyesores that can be particularly damaging for the neighbourhood. Section 215 of the 1990 Act empowers planning authorities to require owners to take steps to alleviate these problems. These powers can be used in a variety of situations – e.g. heavily overgrown and neglected gardens; derelict buildings and sites that disfigure town centres. The power can also be exercised in conjunction with other environmental powers such as those directed to the upkeep of listed buildings and powers exercised by the Council’s Environmental Health and Building Regulations Services. Officers will liaise with these services to ensure that the most appropriate remedy is deployed.

9.13 The officers will investigate such sites and if remedial action is necessary they will, first of all contact the owner and advise them that the state of their land and/or buildings are causing problems. They will be advised of the steps they need to take to alleviate the problems and given (initially) 28 days to voluntarily carry these out. If no serious effort has been made, the Council may then serve a formal notice compelling the owner/occupier to take the

necessary steps. The notice becomes effective after 28 days. There is a right of appeal to the Magistrates or Crown Court. If this happens the notice has no effect pending the outcome of the appeal.

9.14 Once the notice becomes effective, it is an offence not to carry out the required steps. The Council may prosecute the offender for non-compliance. It may also enter the land, carry out the works and recover the costs from the owner either by sending them a bill or applying to the Land Registry to place a charge on the property.

9.15 In deciding whether or not to institute formal action under these provisions, the Council will take into consideration any age or infirmity problems of the owner/occupier.

## **10.0 ENFORCEMENT SERVICE OBJECTIVES**

10.1 These stem from the Council's *Citizen First* key priority.

- To provide an excellent planning enforcement service to those who live and work in and visit Stroud District
- To provide a decision making process that is open, transparent and is seen to be fair and balanced
- To provide a service that is accessible and meets the needs of users
- To achieve and maintain effective and efficient enforcement of planning control

10.2 The preparation and implementation of this Enforcement Strategy will help to achieve these objectives.

- 10.3 This strategy will be reviewed annually or whenever there is a significant change in legislation, national or local policy.

## 11.0 CONTACTS

The District Council's planning enforcement team can be contacted as follows:

- Tel. 01453 754224/5/6/7  
01453 754209  
01453 754442
- Fax. 01453 754222
- E-mail: [Planning.Enforcement@stroud.gov.uk](mailto:Planning.Enforcement@stroud.gov.uk)
- Post: Planning Enforcement, Development Services, Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB

