

3. Monitoring

When planning permission, or another type of consent such as listed building consent, is granted it is important that the approved plans and any conditions are adhered to. The person carrying out the development is responsible for ensuring this and should make sure that any contractor they employ is aware of the approved plans and any conditions. If any changes are proposed, these should be discussed in advance with the Development Management Service. If unauthorised changes are made then there is a risk that the work will have to be reversed, resulting in possibly significant cost and disruption.

The Authority carries out selective site inspections of approved developments. To help us plan these inspections developers are encouraged to send in a tear-off slip which is attached to the approval notice notifying the Authority when work is due to start. Site inspections are carried out to ensure the development is in accordance with the permission. In addition, many of the officers in our Development Management Service and across the Authority spend time on site visits and carry out an informal monitoring role.

Even where breaches of planning control are not identified by the Authority there can be far reaching consequences for the owner in that the property may be difficult or impossible to sell or mortgage, and its value may be adversely affected.

Minerals and Waste Sites

Minerals and waste development control is part of the general planning system and there are no separate enforcement powers for unauthorised minerals working or unauthorised waste developments. This 'Local Enforcement Plan' applies equally to minerals and waste cases.

The winning and working of minerals includes the extraction/mining of minerals in and under the surface and the operation of ancillary and associated plant, buildings and machinery for processing minerals. Waste management facilities include waste transfer stations, materials recycling facilities, composting facilities; scrap metal operations; end of life vehicle dismantlers; incinerators, waste treatment facilities including sewage works and the disposal of waste to land.

Unauthorised minerals working and waste developments sometimes pose particular enforcement problems in terms of the occasionally irreversible nature of the working and the speed at which damage can be caused.

Mineral and waste issues can pose particular operational problems that require technical knowledge, experience and information from frequent monitoring. To reflect the unique nature of this type of development, the monitoring and enforcement of minerals and waste development is carried out by the Authority's minerals and waste team.