



**Notice of a public meeting of
Decision Session - Executive Member for Housing, Planning and
Safer Communities**

To: Councillor Pavlovic (Executive Member)

Date: Wednesday, 19 July 2023

Time: 10.00 am

Venue: The George Hudson Board Room - 1st Floor,
West Offices (F045)

AGENDA

Notice to Members – Post Decision Calling In:

Members are reminded that, should they wish to call in any item* on this agenda, notice must be given to Democratic Services by **4:00 pm** on **Friday, 21 July 2023**.

*With the exception of matters that have been the subject of a previous call in, require Full Council approval or are urgent, which are not subject to the call-in provisions. Any called in items will be considered by the Corporate Services, Climate Change and Scrutiny Management Committee.

Written representations in respect of items on this agenda should be submitted to Democratic Services by **5.00 pm** on **Monday, 17 July 2023**.

1. Declarations of Interest (Pages 1 - 2)

At this point in the meeting, the Executive Member is asked to declare any disclosable pecuniary interest, or other registerable interest, they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

[Please see attached sheet for further guidance for Members].

2. Minutes (Pages 3 - 6)

To approve and sign the minutes of the last Decision Session - Executive Member for Housing and Safer Neighbourhoods held on 16 March 2023.

3. Public Participation

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

Please note that our registration deadlines have changed to 2 working days before the meeting, in order to facilitate the management of public participation at remote meetings. The deadline for registering at this meeting is **5:00 pm on Monday, 17 July 2023.**

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill out an online registration form. If you have any questions about the registration form or the meeting, please contact the relevant Democracy Officer, on the details at the foot of the agenda.

Webcasting of Remote Public Meetings

Please note that, subject to available resources, this remote public meeting will be webcast including any registered public speakers who have given their permission. The remote public meeting can be viewed live and on demand at www.york.gov.uk/webcasts.

During coronavirus, we've made some changes to how we're running council meetings. See our coronavirus updates (www.york.gov.uk/COVIDDemocracy) for more information on meetings and decisions.

4. Planning Enforcement Cases Update (Pages 7 - 40)

The purpose of this report is to provide the Executive Member with an update on planning enforcement cases and the progress of work within the enforcement team.

5. Urgent Business

Any other business which the Executive Member considers urgent under the Local Government Act 1972.

Democracy Officer: Margo Budreviciute

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For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 (01904) 551550

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Declarations of Interest – guidance for Members

- (1) Members must consider their interests, and act according to the following:

Type of Interest	You must
Disclosable Pecuniary Interests	Disclose the interest, not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Directly Related) OR Non-Registrable Interests (Directly Related)	Disclose the interest; speak on the item <u>only if</u> the public are also allowed to speak, but otherwise not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Affects) OR Non-Registrable Interests (Affects)	Disclose the interest; remain in the meeting, participate and vote <u>unless</u> the matter affects the financial interest or well-being: (a) to a greater extent than it affects the financial interest or well-being of a majority of inhabitants of the affected ward; and (b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest. In which case, speak on the item <u>only if</u> the public are also allowed to speak, but otherwise do not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.

- (2) Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.
- (3) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations,

and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.

City of York Council

Committee Minutes

Meeting	Decision Session - Executive Member for Housing and Safer Neighbourhoods
Date	16 March 2023
Present	Councillor Craghill (Executive Member)
In Attendance	Michael Jones, Head of Housing Delivery and Asset Management Andrew Bebbington, Housing Policy Officer

13. Declarations of Interest

The Executive Member was asked to declare, at this point in the meeting, any disclosable pecuniary interests, or other registerable interests she might have in the respect of business on the agenda, if she had not already done so in advance on the Register of Interests. None were declared.

14. Minutes

Resolved: That the minutes of the previous meeting held on 9 February 2023 be approved and then signed as a correct record by the Executive Member.

15. Public Participation

It was reported that there had been one registration to speak at the meeting under the Council's Public Participation Scheme.

Ben Burton, Chair of Labour's Housing Policy Forum and a candidate for Heworth, spoke on agenda item 4, Update on retrofit programme including Home Upgrade Grant Phase 2 (HUG2) bid. He supported the HUG2 bid but addressed why he felt there was a lack of progress on council retrofit programmes, and the need for a clearer direction on retrofitting the council's homes than was currently proposed. He also noted that an advice service had been started by the charity sector and more progress was now required to create a one-stop shop solution.

16. Update on retrofit programme including Home Upgrade Grant Phase 2 (HUG2) bid

The Executive Member considered a report that provided a progress on delivering retrofit works, and provided clarity on the next steps to enable projects to be delivered in York within the timescale of the programme.

The Head of Housing Delivery and Asset Management provided an overview, noting the programme requirements that would contribute to the priorities of the retrofit action plan, which sought to maximise the delivery of future government programmes in the private sector.

The Executive Member noted that should the application be successful, a mix of properties would be targeted for works, including fabric and heating upgrades in rural properties, heating upgrades to apartments in blocks with all electric heating, and fabric measures and heating upgrades to properties with old non-gas heating.

In terms of the wider retrofit programme, officers confirmed they had submitted an application to extend the delivery timescale for Local Authority Delivery 3 (LAD3) and Home Upgrade Grant Phase 1 (HUG1) to 30 September 2023, but no formal response had been received. It was also noted that no formal response had been received regarding HUG2 and Social Housing Decarbonisation Fund (SHDF), but officers were extremely positive that these programmes would be successful, and work to identify suitable properties was continuing.

In response to the public speaker, officers felt the retrofit action plan was explicit on the ambition, and they confirmed they had been successful in securing grant funding for a retrofit advice service to be strengthened. It was also noted that there would be a further funding opportunity to develop a larger sub-regional energy advice service.

In answer to questions raised by the Executive Member, the Housing Policy Officer confirmed that government grant funding schemes had certain criteria and the HUG2 funding eligibility would include low-income neighbourhood characteristics. It was also noted that the York and North Yorkshire Local Enterprise Partnership were undertaking a feasibility study into a one-stop

shop retrofit service and the UK Innovation Project would also be providing financial advice to those on a low income.

The Executive Member noted the challenges faced over the last three years and commended officers for the achievements made. She recognised officers dedication and hard work to reduce fuel poverty and carbon emissions across all tenures and she supported the ambitions within the action plan.

Resolved:

- (i) That the progress to date on delivering retrofit works following the success of attracting grant funding to support cross tenure improvement works, be noted.
- (ii) That upon successful notification of the grant, the Memorandum of Understanding will be signed to enable the commencement of procurement activity and more specific site analysis works.
- (iii) That prior to the signing of a delivery contract following a procurement exercise, a report will be provided to Executive seeking approval to sign the delivery contract and commence works.

Reason: To deliver the council's ambitions for minimising vulnerable residents' energy bills, supporting health and wellbeing, building the local green economy and retrofit supply chains, and reducing carbon emissions in the city.

Cllr Craghill, (Executive Member)

[The meeting started at 10.01 am and finished at 10.21 am].

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**Decision Session - Executive Member for 19 July 2023
Housing, Planning and Safer
Communities**

Report of the Head of Planning and Development Services

Planning Enforcement Cases Update

Summary

1. The purpose of this report is to provide the Executive Member with an update on planning enforcement cases and the progress of work within the enforcement team.

Recommendation

2. The Executive Member is asked to note the contents of the report.

Reason: To ensure the Executive Member is aware of the work currently being undertaken in Planning Enforcement.

Background

3. A breach of planning control is defined in section 171A of the Town and Country Planning Act 1990 as:
 - The carrying out of development without the required planning permission; or
 - Failing to comply with any condition or limitation subject to which planning permission has been granted.
 - Any contravention of the limitations on, or conditions belonging to, permitted development rights, under the Town and Country Planning (General Permitted Development) (England) Order 2015, constitutes a breach of planning control against which enforcement action may be taken.

4. The National Planning Policy Framework para 58 deals with planning enforcement and states that “Effective enforcement is important to maintain public confidence in the planning system.”
5. The City of York Council Planning Enforcement team responds to and investigates complaints about breaches of planning control. Planning enforcement complaints can be extremely complex and time consuming. The investigation process can involve Enforcement Officers working alongside both colleagues across the Planning Service and other departments within the Council and externally. This complexity serves to add to the time taken to resolve an issue. Some cases are best resolved quickly through working in partnership with other agencies and departments. The Council’s Enforcement procedures/Policy can be found here [Planning enforcement – City of York Council](#).
6. In order to make most effective use of the Council’s resources, the cases are dealt with in order of priority with the greatest urgency given to cases causing the greatest levels of harm or where such harm would be irreversible.
7. The Council’s planning enforcement powers are discretionary, and action cannot be taken simply because there has been a breach in planning control. Enforcement action should only be taken where the Council is satisfied that it is ‘expedient’ to do so, having regard to the relevant planning policy and to any other material planning considerations. In making this assessment the Council will gather evidence regarding the nature and scale of the breach, and whether it unacceptably affects public amenity and or the built or historic environment.
8. Reasons for not taking further action might include:
 - The age of the breach.
 - The breach is ‘de minimis’.
 - Planning permission would be likely to be given if applied for.
 - The level to which the breach has been evidenced is not sufficient to demonstrate a significant enough degree of harm to warrant further action.

- Benefits outweigh the harm.

9. When considering 'de minimis' sometimes a breach in planning regulations may be either very small in dimension (a building constructed 5cm higher than permitted height for example) and/or its impact is negligible (e.g. children's nursery with permission for 40 places operating 41 places). As long as this does not unacceptably affect public amenity and or the built or historic environment then it would not be reasonable or proportionate for the Council to take action.
10. It should be noted that of the breaches of planning control reported to the Council, a significant number of construction projects and use changes are found to be Permitted Development. Central Government gives householders and businesses Permitted Development rights to undertaken certain building operations and changes of use without the need to first seek the consent of the Council. Where this occurs, in the absence of the consultation process associated with a planning application, the first a neighbour may be aware of a proposed development is when building operations commence. An enforcement complaint to the Council often swiftly follows. Investigating these complaints forms a significant element of the Council's enforcement workload.#
11. The Council's Enforcement Team have a number of ways of enforcing planning breaches and these include:
 - Enforcement Notice
 - Planning Enforcement Order
 - Stop Notice
 - Temporary Stop Notice
 - Breach of Condition Notice
 - Section 215 Notice (untidy land)
12. The actions outlined above can be used by the Local Planning Authority (LPA) in order to rectify planning breaches. The report below outlines the number of Enforcement notices and Section 215 notices that have been served.
13. Enforcement notices clearly outline what in the LPA view constitutes the breach of planning control and what steps the local planning authority require to be taken or what activities are required to cease to remedy the breach.

14. Section 215 notices provides a LPA with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area. If it appears that the amenity of part of their area is being adversely affected by the condition of neighbouring land and buildings, they may serve a notice on the owner requiring that the situation be remedied. These notices set out the steps that need to be taken, and the time within which they must be carried out.

Current Position

15. Between 31 May 2022 and 1 June 2023, 984 new planning enforcement investigation cases were received and 679 cases were closed. A total of 722 investigations remain open. There were 7 Enforcement Notices in respect of Houses in Multiple Occupation following the introduction of a new licensing regime for these properties. Further details and discussion are contained in paragraph 27 onwards of this report.

16. By comparison:

In 2021 605 cases opened

645 closed

8 Enforcement Notices were served

In 2020 599 cases opened

467 closed

12 Enforcement Notices were served

In 2019 592 cases opened

712 closed

13 Enforcement Notices were served

In 2018 689 cases opened

759 closed

4 Enforcement Notices were served

In 2017 699 cases opened
80 closed
7 Enforcement Notices were served

In 2016 - 501 cases opened
367 closed
3 Enforcement Notices were served

In 2015 - 483 cases opened
352 closed
2 Enforcement Notices were served

17. Between 31 May 2022 and 1 June 2023 of the cases closed 105 cases were not expedient to pursue, 57 were found to be permitted development, 157 were found to be not in breach of planning control and 145 breaches were rectified following work undertaken by the team, 29 were granted planning permission.

18. Currently the Council has 31 cases awaiting the outcome of a planning application.

19. In this period 7 Enforcement Notices were served. These related to:

- 4 properties that have been changed in their use from a dwellinghouse to a short term holiday let.
- The unauthorised erection of stables.
- The unauthorised erection of an extension.
- The unauthorised creation of a new vehicular access and ground works on grazing land.

20. As outlined above the Council also utilises Section (S) 215 Notices to ensure untidy land which is harmful to amenity is rectified.

- 5 S215 Notices have been served (to date) in 2023
- 0 in 2022
- 0 in 2021
- 2 in 2020

- 0 in 2019
- 1 in 2018
- 4 in 2017
- 3 in 2016
- 1 in 2015

21. A more detailed synopsis of these and other recent Notices served, taken from the Planning Enforcement Register, is contained within Annex 1 of this report. Please note that the Council is required to remove Notices from the register under certain circumstances such as where an appeal is allowed or where the Notice is later withdrawn. These Notices are not included in the Register.
22. The Planning Enforcement Register is published on the Council's website. It was last updated on 28 June 2023. The Register has details of Notices and orders for the last 14 years (2009 onwards) in an Excel spread sheet set out in a yearly basis. Records prior to 2009 remain in the paper file format and are available to view by appointment for members of the public. The online register will be updated every 6 months.
23. Where a breach of planning control has been identified it does not automatically follow that formal enforcement action should be pursued. Where a breach of planning control is found, the Council must first use its discretionary powers to consider whether it is expedient to pursue formal action.
24. The expediency test can be a complex one and relies heavily on Officers' planning judgement. Planning enforcement investigations can be lengthy and complicated. In order to make most effective use of staff resources, it is usually necessary to give priority to those cases where the greatest or irreversible harm is being caused. Typically the highest priority is given to unauthorised demolition, substantial or irreversible alterations to a Listed Building, unauthorised works to protected trees or trees within a Conservation Area and unauthorised demolition within a Conservation Area causing irreparable harm. The plan priorities for investigation and action are set out in the Enforcement Plan which is set out on the Council's website.

25. The complexity and inevitable time taken to resolve planning issues can result in significant frustration for members of the public. This generally occurs as a result of a number of factors including planning applications and subsequent appeals. An Enforcement Notice can also be appealed to the Planning Inspectorate. This process can also add significant delays. Consequently enforcement action must be put on hold. One of the areas of concern raised by members of the public during the enforcement process is communication and updates from Enforcement Officers. The aforementioned complexity can result in an investigation taking a significant amount of time. Not hearing from the Council during this period can give rise to considerable frustration, a poor perception of the service and associated complaints.
26. In the past 12 months enhancements have been made to the back office system to improve processes around customer service and providing progress updates to complainants.

Going forward

27. It is envisaged that the key challenge for the Planning Enforcement Team over the next 12 months will be the investigation of a large number of House in Multiple Occupation cases.
28. As of the 1 April 2023 City of York Council has introduced an additional licensing requirement for any HMOs occupied by three or four people who form more than one household - and where householders share facilities such as the kitchen, bathroom, or toilet. Additional licensing requirements relates to properties in eight wards including Clifton, Fishergate, Fulford and Heslington, Guildhall, Heworth, Hull Road, Micklegate and Osbaldwick and Derwent. These wards are recognised to have the highest densities of HMOs in the city.
29. In order to ensure these properties also benefit from the required planning consents the Licensing Team have supplied the Planning Enforcement Team with details of the properties which have applied for new licenses. An investigation has been opened for each property so that the team can check whether the use of that property is lawful. This would generally mean that it has been in use for the requisite period of time. In the case of a change of use to a HMO that period would be 10 years. Lawful can also mean

that it already benefits from planning permission or that a certificate of lawfulness has been issued. Being lawful would make the use immune from enforcement action.

30. Whilst the Council's enforcement priority will remain those breaches of planning control identified as Category A by the Enforcement Policy. (Generally works which are irrecoverable such as those to Listed Buildings and Protected Trees.) Enforcement Officers have been instructed to prioritise HMO enforcement cases above other breaches not classified as category A so as to deal with them as quickly as possible.
31. To date 379 HMO investigations cases have been opened and 70 have already been closed. Of these 69 were found to already have planning permission / a certificate of lawfulness has been issued or were immune from enforcement. One was found to be not expedient to take enforcement action against as it had been in use for a considerable period of time without giving rise to any significant harm. Given the relative infancy it is difficult yet to offer a detailed analysis of percentages that are lawful. New HMO cases continue to be received in large numbers.
32. Where a property is found not to be in a lawful planning use it will be investigated and enforcement action taken where it is expedient to do so. As part of the investigation, the acceptability of the use will be assessed against Planning Policy and any other material planning concerns. In terms of HMO properties the principal Policy consideration is Local Plan Policy H8. This Policy requires;

Local Plan Policy H8

33. *Houses in Multiple Occupation Applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted where:*

- i. it is in a neighbourhood area where less than 20% of properties are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMOs; and*

ii. less than 10% of properties within 100 metres of street length either side of the application property are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning permission or are known to the Council to be HMOs; and

iii. the accommodation provided is of a high standard which does not detrimentally impact upon residential amenity.

34. In terms of the consideration of unauthorised HMOs the assessment of planning merits is much the same as those had a planning application been received for this use of the property. The HMO use will be assessed in its acceptability against the street and neighbourhood saturation levels and threshold set out in Policy H8 above. Properties which are known to be in use as HMOs are recorded in the Council's HMO data base. Other issues will also be considered in any enforcement decision such as parking and highway safety, impact upon neighbouring amenity and bin storage.

Consultation

35. No formal consultation has taken place.

Council Plan

36. The following Council priorities are relevant:

- Good health and wellbeing
- A greener and cleaner city
- An open and effective council

Implications

37.

- **Financial** There are no financial implications
- **Human Resources (HR)** There are no HR implications
- **Equalities** There are no equalities implications
- **Legal** There are no legal implications
- **Crime and Disorder** There are no crime and disorder implications
- **Information Technology (IT)** There are no IT implications
- **Property** There are no property implications
- **Other** There are no other implications

Risk Management

38. There are no known risks

Contact Details

Author:

Chief Officer Responsible for the report:

Author's name

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Management Officer
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James Gilchrist

Director of Transport, Environment and
Planning

**Report
Approved**



Date 11/7/23

Becky Eades
Head of Planning and
Development Services
Tel: 01904 552814

All

Wards Affected:

For further information please contact the author of the report

Background Papers: None

Annexes:

Annex 1 - Summary of Enforcement Notices served in 2018, 2019, 2020, 2021, 2022 and 2023 as detailed in the Planning Enforcement Register.

Enf Case No	ADDRESS OF THE LAND TO WHICH THE NOTICE RELATES	AUTHORITY	DATE OF ISSUE	DATE OF SERVICED COPIES OF THE NOTICE	SUMMARY OF BREACH	REQUIREMENTS OF THE NOTICE	PERIOD IN WHICH THE REQUIRED STEPS TO BE TAKEN	DATE NOTICE TAKES EFFECT	Postponements by reason of an Appeal and the Date of the Final Determination	Date of Service of Stop Notice - Statement or summary of the activity prohibited by Stop Notice	Date of withdrawal of Stop Notice	Date which Authority satisfied required steps have been taken
22/00132/EXT	2 Scoreby Lane, Scoreby, York.	CYC	05.01.2023	05.01.2023	Unauthorised erection of two stable buildings	Permanently remove the buildings from the land.	3 Months.	10.02.2023	Appeal lodged 09.02.2023 - in progress.			
18/00158/NOCONS	3 Gladstone Court, Gladstone Street, York.	CYC	23.02.2023	23.02.2023	Change of use from dwelling to holiday let.	Cease the unauthorised use of the Property as short-term let accommodation of under 3 months.	6 Months.	06.04.23	Appeal lodged 06.04.2023 - in progress			
22/00125/COU	1 Ascot Mews, Emerald Street, York.	CYC	22.03.2023	22.03.2023	Change of use from dwelling to holiday let.	Cease the unauthorised use of the Property as short-term let accommodation of under 3 months.	6 Months.	24.03.2023				01.06.2023
22/00126/COUH	2 Ascot Mews, Emerald Street, York.	CYC	22.03.2023	22.03.2023	Change of use from dwelling to holiday let.	Cease the unauthorised use of the Property as short-term let accommodation of under 3 months.	6 Months.	24.03.2023				01.06.2023
17/00403/COUH	70 Huntington Road, York.	CYC	06.04.2023	11.04.2023	Change of use from dwelling to holiday let.	Cease the unauthorised use of the Property as short-term let accommodation of under 3 months.	6 Months.	18.05.2023				

Enf Case No	ADDRESS OF THE LAND TO WHICH THE NOTICE RELATES	AUTHORITY	DATE OF ISSUE	DATE OF SERVICED COPIES OF THE NOTICE	SUMMARY OF BREACH	REQUIREMENTS OF THE NOTICE	PERIOD IN WHICH THE REQUIRED STEPS TO BE TAKEN	DATE NOTICE TAKES EFFECT	Postponements by reason of an Appeal and the Date of the Final Determination	Date of Service of Stop Notice - Statement or summary of the activity prohibited by Stop Notice	Date of withdrawal of Stop Notice	Date which Authority satisfied required steps have been taken
18/00720/COU	Spring Wood Stables, New Road, Deighton, York.	CYC	07.06.2022	07.06.2022	New vehicular access and ground works created on grazing land. Understood to be for the erection of temporary shepherd hut accommodation.	Remove all hardstanding from the Land and return the Land to grass as it was prior to hardstanding being laid.	3 Months	19.07.2022	Appeal dismissed 02.03.2023.			
20/00081/EXTH	186 Burton Stone Lane, York	CYC	20.9.2022	20.9.2022	Unauthorised erection of timber frame extensuon to side and rear.	Demolish the timber-framed side and rear extension OR Replace all windows on the side elevation of the extension (adjacent to the boundary of 184 Burton Stone Lane) with obscured glazing to a minimum standard of Pilkington level 3 or equivalent standard.	2 Months	2.11.2022				31.3.2023

Enf Case No	ADDRESS OF THE LAND TO WHICH THE NOTICE RELATES	AUTHORITY	DATE OF ISSUE	DATE OF SERVICED COPIES OF THE NOTICE	SUMMARY OF BREACH	REQUIREMENTS OF THE NOTICE	PERIOD IN WHICH THE REQUIRED STEPS TO BE TAKEN	DATE NOTICE TAKES EFFECT	Postponements by reason of an Appeal and the Date of the Final Determination	Date of Service of Stop Notice - Statement or summary of the activity prohibited by Stop Notice	Date of withdrawal of Stop Notice	Date which Authority satisfied required steps have been taken
20/00263/COU	Moor House, Moor Lane, Bishopthorpe.	CYC	01.07.2021	01.07.2021	Units being occupied as workshops not storage only	Remove all unauthorised storage containers in their entirety and reinstate the Land as it existed prior to the breach of planning control. Remove all material associated to the unauthorised development from the Land and ensure that all material is disposed of lawfully.	9 Months	12.08.2021				
20/00472/TREES	St Georges Hotel, 6 St Georges Place, York.	CYC	15.04.2021	15.04.2021	Unauthorised erection of greenhouses in garden area.	Remove the 8 greenhouses, the associated groundworks and service infrastructure from the Land. Remove all material associated to the unauthorised development from the Land and ensure that all material is disposed of lawfully.	3 Months		Appeal dismissed.			22.06.2022
16/00492/NOCONS	Ash Cottage, Bradley Lane, Rufforth.	CYC	19.03.2018	19.03.2018	Change of use to Scaffolding business without consent.	Permanently cease the unauthorised use of the Land as a scaffolding business and remove from the Land anything connected to the unauthorised use, including all scaffolding equipment, the shipping container and the scaffolding lorries.	3 Months	08.04.2018				02.11.2022
18/00175/PLANSH	19 Tisbury Road, York.	CYC	27.05.2021	27.05.2021	Air conditioning unit in new dormer not in compliance with approved plans.	Remove the dormer in its entirety and reinstate the roof as it existed prior to the breach of planning control - OR - Alter the dormer so that it accords with the development authorised by planning permission reference 13/02066/FUL dated 27 August 2013.	6 Months	08.07.2021				22.07.2022
18/00247/NOCONS	Beetle Bank Farm, Moor Lane, Murton.	CYC	24.06.2021	24.06.2021	Installation of static caravan on site without consent	i. Take up and remove the hard-core and crushed brick from the Land; and ii. Remove the earth bund by re-laying the top soil that comprises the earth bund and distributing it into the surrounding earth; and iii. Restore the Land to the former condition of grassed pasture field.	2 Months	05.08.2021				04.11.2021
18/00223/COUH	1 Diamond Street, York.	CYC	11.03.2021	11.03.2021	Unauthorised change of use to house in multiple occupation	Cease the use of the property as a House in Multiple Occupation (Use Class C4) and revert the property to its authorised use as a single dwellinghouse (Use Class C3).	4 Months	29.04.2021				01.10.2021
18/00175/PLANSH	19 Tisbury Road, York.	CYC	27.05.2021	27.05.2021	Operational development comprising of the installation of a dormer on the dwelling located on the Land.	Remove the dormer in its entirety and reinstate the roof as it existed prior to the breach of planning control - OR - Alter the dormer so that it accords with the development authorised by planning permission reference 13/02066/FUL dated 27 August 2013.	6 Months	08.02.2021				

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18/00550/COUH	32 Westpit Lane, Strensall.	CYC	28.10.2021	28.10.2021	Unauthorised change of use of agricultural land to domestic	(1) Cease the use of the Land for domestic purposes; (1) Cease the use of the Land for domestic purposes; (2) Remove from the Land all structures, features, items and paraphernalia associated with the domestic use of the Land including but not limited to the goal posts, tables, chairs, garden furniture and shed; (3) Remove from the Land all flower beds, shrubs and all other domestic planting located on the Land; (4) Remove from the Land the wooden posts erected between points [x] and [y] shown on the Plan; (6) Cease the further importation of soils to the Land; (7) Remove all imported soils from the Land and return the land levels of	6 Months	10.12.2021				
18/00765/ADV	Regency Restaurant And Supermarket, 2 - 4 George Hudson Street, York.	CYC	10.09.2021	10.09.2021	Unauthorised display of advertisement projected onto pavement	(a) Removal of the unauthorised: (i) adverts attached to the fascia; (ii) lights and signs; and (ii) all associated fixtures and fittings. (b) Restore the building to its former state and make good any damage caused to the fabric of the building as a result of the removal of the unauthorised adverts, lights and signage referred to in (a) above using materials to precisely match the existing.	3 Months	22.10.2021				
14/00598/ADV	25 Gillygate, York.	CYC	10.09.2021	10.09.2021	Unauthorised adverts	i) Remove the unauthorised fascia sign "Thomas Frederick Hair Design" i) Remove the unauthorised fascia sign "Thomas Frederick Hair Design" from the front of the building above the ground floor bay window. ii) Remove the unauthorised sign located on the front of the building between the ground floor bay window and the door. iii) Make good and repair any damage caused by the installation, or removal of the signage specified in (i) and (ii) above using materials to match the existing.	3 Months	22.10.2021				

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16/00395/EXTH	129 Chapelfields Road, York.	CYC	24.02.2020	24.02.2020	Timber framed porch erected to front of property	Remove the porch or alter it to conform with permitted development rights.	4 Months	20.04.2020				26.11.2020
16/00142/EXT	Holly Tree Farm, Murton Way, York.	CYC	14.02.2020	14.02.2020	Unauthorised construction of access road 6m wide	Install brick coping and cladding to the bridge and install the access road as approved or remove the bridge, culvert and access road and restore the land.	6 Months	31.03.2020				01.03.2022
16/00027/NOCONS	Holly Tree Farm, Murton Way, York.	CYC	09.01.2020	10.01.2020	Conversion of stables to holiday lets.	Demolish the unauthorised building and remove all associated material and debris from the land.	6 Months	6.03.2020	Appeal dismissed. 30 July 2020			
19/00529/COND	Spark York, Picadilly, York.	CYC	27.02.2020	27.02.2020	Failure to comply with condition 14 on reduced capacity after 21.00 and Condition 16 on music (17/00274/FUL) Failure to clad development in accordance with approved plans.	Comply with the noise and occupancy conditions and clad the development in accordance with the approved plans.	28 days for occupancy and noise conditions and 90 days for the cladding.	26.03.2020				27.08.2020
17/00482/CONSRH	22 Wentworth Road	CYC	14.12.2020	14.12.2020	Unauthorised dormer in a conservation area	Remove the dormer and reinstate the roof.	6 Months	08.01.2021				26.07.2022
20/00280/NOCONS	Home Lea, Elvington Lane, Elvington	CYC	04.09.2020	08.09.2020	Creation of new track in field and installation of septic tank.	Remove the track and septic tank and reinstate the land.	3 Months.	09.10.2020	Appeal partially dismissed. 19 April 2021 (septic tank allowed)			22.12.2021
19/00281/EXT	OS Field 0040, Stamford Bridge Road, Dunnington.	CYC	09.12.2020	09.12.2020	Unauthorised erection of portakabin and stable	Remove the Caravan, and the Stable Block from the Land and cease using any part of the Land for residential and recreational purposes.	5 Months	28.01.2021				10.09.2021

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16/00041/COND	J G Windows Unit 2 219A Malton Road Huntington York YO32 9TD	CYC	31/01/2019	31/03/2019	Outside storage of skip, container & materials. Breach of Condition 4 of 3/66/330E/FA	Remove the skip and container from the Land; and cease the following activities: Cease the outside storage of raw materials, finished and unfinished products and parts, crates, materials, waste, refuse and any other item stacked or stored outside any building on the Land.	90 days	31/01/2019				
13/00094/ADV	The Tandoori Night 21 - 23 Bootham York YO30 7BW	CYC	01/03/2019	01/03/2019	Display of unauthorised externally illuminated signs (The Raj)	Remove the lights and signage and make good the fabric of the building.	3 Months	03/04/2019				
16/00261/EXTH	153 Haxby Road, York.	CYC	04/03/2019	04/03/2019	Unauthorised construction of first floor rear terrace and staircase	1. Remove the unauthorised first floor wooden walkway and balcony located to the rear of the property. 2 Removal of the stairs associated with the first floor wooden walkway and balcony located to the rear of the property.	4 Months	03/04/2019				
17/00229/EXTH	59 Westfield Place Acomb York	CYC	04/03/2019	04/03/2019	Unauthorised single storey extension	1. Remove the unauthorised single storey extension located to the rear of the property. 2. Remove the stairs associated with the single storey extension.	4 Months	03/04/2019				
18/00042/EXT	Land To The West Of The Derwent Arms Osbalwick Village Osbalwick York	CYC	20/03/2019	22/03/2019	Unauthorised erection in the north east corner of the field	Remove the unauthorised structure and associated tower.	2 Months	24/04/2019				28/08/2019
17/00256/CARREH	Alx1 Ltd 1 Avenue Road York YO30 6AY	CYC	25/03/2019	26/03/2019	Unauthorised use for car repairs	Cessation of the use of the property for the servicing and repair of motor vehicles.	6 Months	29/04/2019				

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16/00446/PLANSH	8 Badger Wood Walk York YO10 5HN	CYC	09/08/2019	09/08/2019	Side windows not obscure glazed as shown on approved plans	EITHER: Replace all 4 dormers to accord with those approved, replace the side opening front dormer window in the north elevation with an obscure glazed top hinged window to accord with approved drawing, replace the mid grey cladding with hanging tiles to accord with the approved drawing, replace the cladding on all facades of the building with cedar boarding that accords with the approved drawing/ OR Replace the side opening front dormer window in the north elevation with an obscure glazed top hinged window, replace the mid grey upvc cladding on all four dormer window cheeks with hanging tiles to accord with the approved drawing, replace the cladding on all facades of the building with cedar boarding that accords with the approved drawing	6 Months	07/10/2019	05.10.2019 Appeal against Enforcement Notice.	13.07.2020 Appeal against Enforcement Notice dismissed.		
17/00042/CONSRV	7 Wenlock Terrace York YO10 4DU	CYC	14/08/2019	14/08/2019	Replacement of timber windows with upvc in conservation area	Remove the unauthorised upvc windows and relace wittimber framed windows to match the originals.	6 Months	13/10/2019			05.08.2021	05.08.2021
16/00530/EXT	Whinney Hills Appleton Road Acaster Malbis	CYC	17.10.2019	17.10.2019	Unauthorised siting of two static caravans in field	Cease use of the land for residential purposes, remove all caravans, remove septic tanks, remove hardcore road.	6 Months	13.12.2019			18.11.2019	18.11.2019
16/00185/PLANSH	Greensleeves, Lords Moor Lane, Strensall.	CYC	10.10.2019	10.10.2019	Construction of balcony not in approved plans	Remove the unauthorised balcony and associated debris or replace the balcony with a Juliet balcony to accord with that shown on the approved plans.	6 Months	03.12.2019				07.06.2023

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17/00557/E XTH	Kirk View 4 Church Lane Huntington York YO32 9RE	CYC	29/03/2018	04/04/2018	Unauthorised rear dormer window	1. Remove the unauthorised dormer. 2. Make good the roof following removal of the dormer. 3. Remove all resultant building materials and debris from the Land.	2 Months	23/05/2018	24/05/2018 Appeal against Enforcement Notice dated 29 March 2018. Determined 04/02/2019.			23/07/2019
16/00467/C ONSRV	Three Little Birds (York) Llp 8 The Crescent York YO24 1AW	CYC	11/12/2018	11/12/2018	Removal of a chimney in a Conservation Area without consent	Reinstate the chimney stack to the gable of 8 The Crescent to match its former state using the original bricks removed as part of the unauthorised works or if they are no longer available bricks of matching size colour and appearance to the former bricks.	3 Months	25/01/2019	20/01/2019 Appeal against Enforcement Notice. Appeal dismissed on 10 July 2019.			05.08.2021
18/00704/LB UILH	The Judges Lodging 9 Lendal York YO1 8AQ	CYC	21/12/2018	21/12/2018	Unauthorised erection of sheds and bar around the tree	1. To permanently remove the wooden structure and seating area, bar and wooden structure and seating area, bar and wooden sheds from the land edged red on the attached Plan. 2. To make good any damage caused to any part of the Listed Building on removal of the items listed in.	2 Months	28/01/2019				10/01/2019

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15/00481/PLANS	11 Top Lane Copmanthorpe York YO23 3UH	CYC	24/03/2017	24/03/2017	Rear dormer extension not in accordance with plans	i) Remove the unauthorised dormer from the Land and ii) Make good the roof to the dwelling on the Land	4 Months	17/05/2017				09/04/2019
15/00426/A DV	Stylo Barratt Shoes Ltd 1 - 2 St Sampsons Square York YO1 8RL	CYC	18/05/2017	19/05/2017	Unauthorised lighting	A. Removal of the unauthorised i) fascia signs ii) hanging signs iii) fixings including lighting apparatus illuminating the fascia signs iv) vinyl from the first floor windows. B. Make good any damage caused to the fabric of the building as a result of the removal of the unauthorised signs, vinyl's and fixings referred to in A) above.	2 Months	13/07/2017				29/12/2017
15/00115/N OCON	Broadway Post Office And Newsagents 44 Broadway York YO10 4JX	CYC	18/07/2017	18/07/2017	Unauthorised ramp and shutter	1 Remove the external shutters and associated housing and fixings from the land. 2 Make good any resultant damage to the fabric of the building following their removal.	2 Months	05/10/2017				17/01/2018
16/00296/LB UILD	Sutlers Bar And Restaurant 54 - 56 Fossgate York YO1 9TF	CYC	09/08/2017	10/08/2017	Unauthorised menu boards, cigarette ash boxes and a light fitting over the Fossgate entrance of Listed Building	(1) remove the light and fitting situated above the door at 30 Pavement; (2) remove the camera and fittings situated on the fascia at 54-56 Fossgate; (3) remove the light and fittings situated above the door at 54-56 Fossgate; (4) remove the two cigarette ash boxes situated on the Fossgate elevation of the building and (5) make good any resultant damage to the fabric of the building caused by the removal of the unauthorised fittings.	3 Months	04/10/2017	02/10/2017 Appeal against Enforcement Notice. Determined 06/07/2018/			30.04.2019

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14/00527/COU	Bumper Castle Inn Wigginton Road York YO32 2RJ	CYC	15/08/2017	15/08/2017	Unauthorised hand car wash in car park of premises now trading as The Brew and Brisk	<ol style="list-style-type: none"> 1. Cease the use of the Car Park for the washing and valeting of vehicles. 2. Cease use of the Car Park for the siting of a shipping container, a portable building and a portable toilet used in association with the washing and valeting of vehicles. 3. Remove from the Land the shipping container, the portable building and the portable toilet used in association with the washing and valeting of vehicles in compliance with (2) above. 4. Remove from the Land all materials, machinery, equipment and installations which are related to the use for washing and valeting of vehicles in compliance with (1) above. 	3 Months	20/06/2018	08/03/2018 Appeal against Enforcement Notice. Determined 20/06/2018.			27/09/2018
16/00423/NOCONS	Crabtree Farm York Road Deighton York YO19 6ES	CYC	06/10/2017	06/10/2017	Unauthorised heliport facility, including maintenance, sales and tuition/	<ol style="list-style-type: none"> (1) Permanently cease the use of any part of the Land for the mixed use (and any component of the mixed use identified at 3(a)); (2) Permanently remove the hardstanding (within the area shaded grey on the plan) from the Land; (3) Permanently remove the building (marked 1 on the plan) from the Land; (4) Remove all machinery, paraphernalia, equipment and vehicles associated with the mixed use identified at 3(a) from the Land; (5) Remove the two portable buildings marked A and B from the Land; and (6) Return the Land to its condition before the breach took place. 	6 Months	30/10/2018	06/11/2017 Appeal against Enforcement Notice/ Determined 30/10/2018			

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15/00226/E XTH	7 Fletchers Croft Copmanthorpe York YO23 3YE	CYC	18/03/2016	18/03/2016	Construction of 6' boundary fence in open plan gardens	1) Reduce the height of that part of the said timber fence and all its posts that are situated within a distance of 2 metres of the highway known as 7 Fletchers Croft (in the approximate position marked between points A and B on the attached plan 2) to a height of not greater than 1 metre above ground level. 2) Remove from the Land all waste materials arising from compliance with step 1) above.	3 Months	03/05/2016				10/02/2017
12/00265/C OND	45 Bransholme Drive York YO30 4XN	CYC	02/08/2016	02/08/2016	Breach of condition 5 11/02415/FUL requiring side window to be obscure glazed.	Comply with the stated condition by: Removing the unauthorised clear glazed opening first floor side window and replacing said window with a window that is fixed shut and obscure glazed to a standard equivalent to level 3 on the Pilkington Scale.	90 days	02/08/2016				16.10.2019
16/00010/E XTH	37 Green Lane Acomb York YO24 3DA	CYC	09/11/2016	11/11/2016	fence higher than 1 metre	Reduce the height of the wall to one metre above ground level.	2 Months	05/01/2017				02/03/2017

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14/00231/EXT	Motor Vessel Till Clementhorpe York YO23 1AN	CYC	19/02/2015	19/02/2015	Erection of metal posts and timber fencing infills over 1m in height adjacent to Terry Avenue, to enclose a hardstanding area where boat MV Till is moored	(I) Remove the unauthorised close boarded timber fence, garden pots and other garden accessories associated with the unauthorised change of use of the land: and (ii) cease use of the land as a garden.	2 Months	16/04/2015				07/05/2015
15/00079/LB UILD	Gerrard 3 New Street York YO1 8RA	CYC	04/08/2015	05/08/2015	Unauthorised sign fitted to Grade 2* listed building	Effect the removal of the sign that has been affixed by screws into the brickwork of this Grade 2* Listed Building in contravention of section 9 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990,	3 Months	29/09/2015				03/05/2016

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10/00545/LB UILD	3 Low Ousegate York	CYC	07/01/2014	07/01/2014	Listed Building internal works taking place and outside painting.	Remove the unauthorised fascia sign, vinyl letters attached to the window at low level and the hanging sign, and make good any damage caused to the Listed Building by the removal of the unauthorised signs.	2 Months	04/03/2014				07/08/2014
13/00230/N OCONS	17A Hull Road York YO10 3JL	CYC	14/01/2014	14/01/2014	Alterations to shop front	1. Remove the unauthorised projecting box and timber cladding from the shop front. 2. Make good any damage caused by the removal of the unauthorised development.	2 Months	11/03/2014				23/09/2014
12/00205/E XT	97 Chapelfields Road York YO26 5AB	CYC	02/04/2014	02/04/2014	Wall more than 6 ft high, painted white and leaning.	1) Reduce the height of the unauthorised front boundary wall to a height of one metre above ground level; and 2) Reduce the height of the boundary wall between 97 and 95 Chapelfields Road for a distance of two metres from the highway boundary to a height of one metre above ground level.	3 Months	26/05/2014				25/01/2016
13/00162/E XT	Eden Mobility 13 Hull Road York YO10 3JL	CYC	11/04/2014	11/04/2014	Erection of a canopy for cover of outdoor retail display.	Demolish the said unauthorised timber framed canopy with corrugated plastic roof and timber supports. Remove all items and debris arising from that demolition from the premises.	2 Months	20/05/2014				06/11/2014
13/00182/LB UILD	Salt And Peppers 19 Tanner Row York YO1 6JB	CYC	02/05/2014	02/05/2014	Unauthorised illuminated fascia sign to a listed building.	1) Remove from the Building the said internally illuminated fascia sign on the front elevation; 2) Remove from the Building the said seven internally illuminated advertisement panels below the illuminated fascia sign on the front elevation; 3) Remove from the Building the said two CCTV cameras on the front elevation and make good any damage caused to the Building by the installation and removal of the two CCTV cameras.	3 Months	11/06/2014				

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13/00320/EXT	Land At OS Field No 9122 Holtby Lane Holtby York	CYC	31/07/2014	31/07/2014	Change of use of the Land from an agricultural and forestry use and use for the importation and processing of timber to a mixed use. Erection of a dwelling house and other structures.	1. Cease the use of the Land for residential purposes; 2. Remove the dwellinghouse consisting of two portable structures (known as the green container and the white container) and an attached elevated corrugated roof from the Land; 3. Option A: Remove the said pitched roof building from the Land; or Option B: undertake the necessary works to the pitched roof building in order that planning permission reference 08/02294/FUL dated 19 November 2008 is completed in accordance with the approved plans and conditions related to that permission; 4. Remove the said dog runs from the Land; 5. Remove the said fence from the Land or reduce its height so that no part of the fence exceeds 2 metres in height; 6. Remove from the Land all rubble, materials, waste and debris resulting from compliance with steps 5.1 to 5.5 above;	12 Months	14/11/2016	26/09/2014 Appeal against Enforcement Notice. Determined 14/11/2016.			
12/00513/ADV	D And M Atherton Ltd 5 - 7 Nessgate York YO1 9NP	CYC	12/08/2014	13/08/2014	Unauthorised display of banner on listed building at corner of Coppergate.	The removal of the unauthorised fascia and vinyl signs. Any damage to the building caused by the removal of the signs and vinyl advertisements be made good.	3 Months	07/10/2014				23/09/2014
13/00228/COU	105 Newland Park Drive York YO10 3HR	CYC	21/11/2014	21/11/2014	Change of use from C3 dwellinghouse to 8 bedroom HMO (sui generis).	1) Cease the use of the Property as a large (sui generis) house in multiple occupation. 2) Return the Property to its authorised use as a single dwelling house (C3 use). 3) Remove all fixtures and fittings associated with the use as a large house in multiple occupation, including but not limited to all internal locks on bedroom doors.	6 Months	16/01/2015	15/01/2015 Appeal against Enforcement Notice. Determined 19/9/2015			30/11/2016

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11/00524/EXT	136 Boroughbridge Road York YO26 6AL	CYC	15/01/2013	15/01/2013	Erection of a child's play equipment in excess of 2m high to rear boundary fence - unauthorised use of amenity land		20/02/2013	20/02/2013				08/04/2013
12/00071/COU	87 Newland Park Drive York YO10 3HR	CYC	06/02/2013	06/02/2013	Unauthorised change of use to HMO exceeding Use Class C4	Cease the use of the Premises as a house in multiple occupation and revert its use to that of a single dwelling house	01/07/2013	14/03/2013	Appeal received 15/03/2013. Appeal decision 20/08/2013			17/10/2014
10/00177/LBUILD	102 Micklegate York YO1 6JX	CYC	14/06/2013	14/06/2013	Erection of roller shutter	(1) Remove from the Land the said external solid roller shutter to the shop front together with its associated housing and fittings. (2) Make good any damage caused by the removal of said external solid roller shutter to the shop front together with its associated housing and fittings	23/09/2013	23/07/2013				07/03/2014
12/00258/COU	34 Claremont Terrace York YO31 7EJ	CYC	14/06/2013	14/06/2013	Proposed change of use to HMO	Cease the use of the Premises as a house in multiple occupation and revert its use to that of a single dwelling house	01/09/2013	22/07/2013	Appeal received 02/07/2013. appeal decision 31/12/2013			07/11/2014
12/00556/EXT	Grasmere Villa 135 Osbaldwick Lane York YO10 3AY	CYC	19/06/2013	19/06/2013	Erection of fence and archway adjacent to the highway above permitted height	(1) Remove from the Land the timber fence and trellis and timber arch, together with all debris and waste materials arising from such action; OR (2) Reduce in height the timber fence and trellis and timber arch so that no part of their heights exceed 1 metre above ground level and remove from the Land all debris and waste materials arising from such action	25/09/2013	25/07/2013				23/06/2014
09/00294/PLANS	Os Field 2217 Usher Lane Haxby York	CYC	28/06/2013	28/06/2013	Mobile home not sited in accordance with plans (08/00355/FUL). Also engineering operations taking place without consent/	(1) Remove the single storey building from the Land. (2) Remove the concrete pallet from the Land. (3) Return the Land to its original condition and use, including and reseeding of the site	31/10/2013	31/07/2013	Appeal received 30/07/2013. Appeal decision 16/12/2013.			07/08/2017
12/00203/CON	36 Gay Meadows Stockton On The Forest York YO32 9UJ	CYC	13/09/2013	16/09/2013	Non Compliance with 10/02071/FUL, condition 3 re surfacing of the drive	Completing the surfacing in the front garden of the Land	16/11/2013	11/10/2013				11/10/2013
13/00211/COU	Infinity Ltd 88 - 96 Walmgate York YO1 9TL	CYC	04/10/2013	05/10/2013	Change of use to public car park	(1) Cease the use of the Land as a car park/ (2) Remove the Land all pay meters and signs associated with the use of the land as a car park/ (3) Remove from the Land the metal fencing that is in the approximate position shown by a red line on Plan 2	11/12/2013	11/11/2013				13/01/2014

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10/00020/EXT	238 Strensall Road York YO32 9SW	CYC	15/02/2012	15/02/2012	Unauthorised erection of two storey outbuilding	(1) Demolish the unauthorised dwellings. (2) Remove from the Land the fuel tank and associated piping. (3) Remove from the Land all rubble and materials. (4) Reinststate the Land to its condition before the unauthorised development took place	21/09/2012	21/03/2012	Appeal received 20/03/2012. Appeal decision 18/10/2012			01/05/2014
12/00154/NO CONS	OS Field 1600 Hull Road Kexby York	CYC	30/03/2012	30/03/2012	Siting of a residential caravan in OS Field 1600	(1) Remove from the Land the static caravan and touring caravan referred to, together with any associated domestic items and any physical support for the said caravans. (2) Remove from the Land the hardcore. (3) Remove from the Land the fence. (4) Stop using any part of the Land for the stationing of any caravan for residential purposes	04/08/2012	14/05/2012				20/12/2012
09/00591/CO ND	House Of James Stamford Bridge Road Dunnington York YO19 5LN	CYC	10/04/2012	10/04/2012	Breach of condition 6 of 01/03380/FUL - removal of temporary car park	(!) Remove all hard surfacing from that part of the Land Shown edged red on plan 2. (2) Remove from the Land all the rubble and materials resulting from step (1). (3) Stop using that part of the Land shown edged red on plan 2 for the parking of vehicles	16/11/2012	16/05/2012	Appeal received 11/05/2013. Appeal decision 28/03/2013			28/03/2013
08/00460/NO CONS	Ivy Cottage 24 Main Street Wheldrake York YO19 6AF	CYC	17/05/2012	17/05/2012	Fairground ride being stored in back garden.	(1) Remove from the land the fairground equipment and apparatus	22/08/2012	22/06/2012				20/09/2012
10/00103/EXT	The Market Garden Eastfield Lane Dunnington York YO19 5ND	CYC	18/05/2012	18/05/2012	Unauthorised erection of pig houses	(1) Demolish the two pig housing units. (2) Remove from the Land all the rubble and materials resulting from step (1). (3) Reinststate the Land to the condition which prevailed immediately before the carrying out of the unauthorised development	25/01/2013	25/09/2012	Appeal received 19/06/2012. Appeal decision 25/09/2012			
11/00148/LB UILD	Frances Hilary Ltd 35 Stonegate York YO1 8AW	CYC	21/06/2012	21/06/2012	Unauthorised erection of illuminated signage on Listed Building	(1) Remove the said two timber panels with attached vertical lettering stating "HAUNTED" together with associated chain fixings. (2) Restore the Building to the condition that prevailed immediately before the carrying out of unauthorised works referred to in the second schedule	27/09/2012	27/07/2012				05/10/2012

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11/00317/EXT	Mount Pleasant Site Office Oak Avenue Acaster Malbis York YO23 2UN	CYC	07/08/2012	07/08/2012	Unauthorised erection of wall adjacent to highway exceeding 1 Metre high.	(1) Reduce to a maximum of 1 metre in height the walls together with their piers and copings referred to in paragraph 3 above so that no part of them exceed 1 metre in height above ground level. (2) Remove from the Land all rubble and materials resulting from compliance with the requirement (1) above	11/09/2012	11/09/2012	Appeal received 04/09/2012. Appeal decision 14/03/2013			
09/00549/LB UILD	Mala Carpets 35 Micklegate York YO1 6JH	CYC	05/09/2012	05/09/2012	Installation of suspended ceiling without LBC on ground floor/ Currently trading as Amplifon Ltd/	(1) Remove the suspended ceiling referred to in the second schedule. (2) Make good any damage caused by the installed and / or removal of the suspended ceiling referred to in the second schedule	15/04/2013	15/10/2012				07/05/2015
12/00001/CO ND	134 Boroughbridge Road York YO26 6AL	CYC	26/10/2012	26/10/2012	Failure to comply to approved planning conditions ref no: 11/02339/FUL/ Conditions 8 and 13	(1) Submit to the Local Planning Authority for written approval full details of the layout of the parking spaces and circulation arrangements within the front forecourt of the application site, including measures to prevent pedestrian/vehicular conflict (condition 8). (2) Submit to the Local Planning Authority for written approval full details of the cycle parking areas, including means of enclosure (condition 13)	25/11/2012	26/10/2012				10/02/2017

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09/00247/NO CONS	Land To The West Of B1363 Proposed Erection Of Mobile Home Sutton Road Wigginton York	CYC	14/01/2011	15/01/2011	Unauthorised siting of residential caravan	(1) Remove from the Land the said static caravan together with any associated domestic items plus any physical support for the said caravan. (2) Stop using any part of the Land for the stationing of any caravan for residential purposes	04/02/2011	04/08/2011				17/01/2014
08/00588/CO U	The Lord Nelson 9 Main Street Nether Poppleton York YO26 6HS	CYC	01/06/2011	01/06/2011	Siting of caravans for residential use to rear	(1) Permanently cease using any part of the Land for storage of more than ten caravans at all and any time and only park those caravans on the area outlined in red on the attached Plan B in accordance with the planning consent granted by the Council of the Borough of Harrogate dated 3 June 1988 under application reference No.6.116.18.D.PA. (2) Permanently cease residential use of those caravans that are stored lawful on the Land. (3) Permanently cease using any part of the Land for the parking and residential use of mobile homes.	06/09/2011	06/07/2011				22/08/2011
10/00279/NO CONS	The Chinese Medical Centre 85 Clarence Street York YO31 7EL	CYC	28/06/2011	28/06/2011	Installation of exterior metal roller shutter and housing	Remove from the land the said external solid poller shutter to the shop from together with its associated housing and fittings	03/10/2011	03/08/2011				12/03/3012
10/00525/LB UILD	Berties 68 Gillygate York YO31 7EQ	CYC	05/08/2011	05/08/2011	Installation of silver finished swan-neck lights attached to the brickwork above the fascia	(1) Remove the said four swan necked lights on the front elevation of the building together with associated brackets, fixings and cabling. (2) Remove the said two spot lights to illuminate the hanging sign on the front elevation of the Building together with associated brackets, fixings and cabling. (3) Remove the said flag holder on the front elevation of the Building together with associated brackets and fixings. (4) Restore the Building to the condition that prevailed immediately before the carrying out of the unauthorised works referred to the second schedule	12/12/2011	12/09/2011				12/03/2012

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09/00351/ADV	91 Micklegate York YO1 6LE	CYC	05/08/2011	05/08/2011	Erection of an Internally Illuminated box sign on the main street elevation approx 2.1 metres by 1.8 metres in area without Advertisement Consent.	(1) Remove the said six swan necked lights on the front elevation of the building together with associated brackets, fixings and cabling. (2) Remove the said plastic, projecting, internally lit box sign on the front elevation of the building together with associated brackets, fixings and cabling. (3) Restore the building to the condition that prevailed immediately before the carrying out of the unauthorised works referred to the second schedule.	11/11/2011	12/09/2011				21/12/2012
10/00555/EXT	29 White House Dale York YO24 1EB	CYC	01/12/2011	01/12/2011	5ft high shed in front garden	that part of the fence referred to ab	12/04/2012	12/01/2012				29/01/2013
09/00433/COU	92 Tadcaster Road Dringhouses York YO24 1LT	CYC	15/12/2011	15/12/2011	Change of Use from residential dwelling to Bed and Breakfast.	Cease the use of more than any two bedrooms of the building referred to in paragraph 3 of the notice for the guesthouse and/or bed and breakfast	02/05/2012	02/02/2012				30/05/2018

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09/00102/LB UILD	Railway Station Station Road York	CYC	04/02/2010	04/02/2010	Replacement of retail unit - not mobile/	(1) Remove from the said building the Starbucks retail kiosk and all associated fixtures, fittings and cabling referred to in the second schedule above. (2) Resort the said building to the condition that prevailed immediately before the carrying out of the unauthorised works	14/01/2011	18/03/2010	Appeal against Enforcement notice received 19/03/2010. Appeal determined 14/07/2010			21/06/2012
06/00122/EXT	The Bungalow York Road Naburn York YO19 4RR	CYC	25/03/2010	25/03/2010	Unauthorised erection of a building to the rear of The Bungalow	(1) Dismantle the said pre-fabricated double garage. Time for compliance: within 6 months after the date on which this notice takes effect. (2) Demolish the said concrete base. Time for compliance within 7 months after the date on which this notice takes effect. (3) Remove from the land the said pre-fabricated double garage and concrete base and all other building and construction materials, rubble, waste and debris arising from requirements 5 (1) and (2)	29/10/2010	30/04/2010				16/12/2011
09/00149/NO CONS	Double Dutch 72 Clarence Street York YO31 7EW	CYC	26/03/2010	26/03/2010	Shop re-opened having put metal shutters up without consent.	Remove from the Land the said external solid roller shutter to the front together with it associated housing and fittings.	08/08/2010	08/05/2010				11/05/2011
10/00006/CO U	M V Gringley Fulford Reach Mooring St Oswalds Road York	CYC	29/03/2010	29/03/2010	Change of use of land adjacent to residential riverboat for mixed use comprising purposes ancillary to the permanent residential occupation of an adjacent riverboat	Discontinue the use of the Land for the storage of vehicles, sheds, timber, rope, doors, items, equipment and materials. (2) Remove from the Land all the vehicles, sheds, timber, rope, doors, items, equipment and materials referred to in 5 (1) above.	28/05/2010	10/05/2010				

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09/00566/CO U	157A Gale Lane York YO24 3AG	CYC	28/09/2010	28/09/2010	Change of use of front garden to car parking area for adjacent shop	Stop using that part of the Land shown hatched blue on the attached Plan B for use as a car park for commercial premises at 155-157 Gale Lane, York and remove all car parking signs relating to that use from the Land. (2) Reduce to a maximum of 1 metre in height that part of the fence that frontage the highway know as Gale Lane on the Land and which is in the approximate position shown by a green line on the attached plan B. (3) Remove from the Land the said hard surface save in accordance with permitted development rights in the Town and Country Planning (General Permitted Development) (Amended) (No.2) (England) Order 2008.	05/11/2010	05/11/2010	Appeal against Enforcement notice received 04/11/2010. Appeal determined 03/03/2011			12/03/2012
08/00614/LB UILD	Johnson Cleaners Uk Ltd 5 Low Ousegate York YO1 9QX	CYC	22/10/2010	22/10/2010	Stone cat been removed from wall of listed building	Reinstate the said black painted ornamental cat to the position from which it was removed by reattaching it to the existing brackets on the exterior wall between the second floor windows of the northern elevation of the said building	30/02/2011	30/11/2010				20/06/2011

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06/00286/CO ND	Stack Yard Black Dykes Lane Upper Poppleton York YO26 6PT	CYC	06/02/2009	07/02/2009	Breach of condition regarding use of unauthorised workshop. Breach of condition 3 of application 00/01683/FUL	(1) Cease carrying out works or repairs to vehicles on the Land. (2) Remove from the Land all machinery, equipment and materials used in connection with carrying out works or repairs to vehicles	20/06/2009	20/03/2009				02/10/2009
08/00404/CO ND	Moor Farm Moor Lane Bishopthorpe York YO23 2UF	CYC	28/04/2009	29/04/2009	Breach of Condition 7 of Planning Application 05/02521/FUL	(1) Erecting the cycle enclosure in accordance with the approved plans 2005/05/08D and 2005/05/09c for Planning Approval 05/02521/FUL condition 7.	21/08/2009	21/08/2009				20/07/2009
08/00415/NO CONS	Minster Hotel 58 Bootham York YO30 7BZ	CYC	30/04/2009	01/05/2009	Unauthorised installation of air conditioning units	Remove from the Land the said external air conditioning unit and its associated housing and fixings	09/09/2009	09/06/2009				29/06/2012
07/00476/LB UILD	Ali G Pizza 11 Tower Street York YO1 9SA	CYC	30/04/2009	01/05/2009	Works to listed building	(1) Remove from the Listed Building and the Land the following: (i) The said single storey wooden extension with corrugated iron roof and any associated supports and fixings. (ii) The said side boundary fence attached to the Listed Building and any associated supports and fixings. (2) Remove from the Land any waste materials and rubble caused by compliance with steps 1(i) and 1(ii) above. (3) Restore the building to the condition that prevailed immediately before the carrying out of the unauthorised works	09/09/2009	09/06/2009				11/01/2010
08/00605/EXT	47 Thirkleby Way Osbalwick York YO10 3QA 47 Thirkleby Way Osbalwick York YO10 3QA	CYC	29/05/2009	29/05/2009	Outside staircase to the rear of the property, to a flat above.	(1) Cease the use of the Land as a C4 House in Multiple Occupation (2) Return the Land to its authorised use as a single dwelling house (C3 use) (3) Removal all fixtures and fittings associated with the use as a C4 House in Multiple Occupation, including but not limited to, all internal locks on bedroom doors	08/01/2010	08/07/2009				29/06/2012
07/00358/CO ND	Site To Rear Of 22 To 24 Mount Vale Drive York	CYC	23/06/2009	25/06/2009	Failure to surface drain and seal access (condition 11 on decision ref no 03/01091/FUL)	Surfacing, sealing and positively draining within the site the initial 10 metres of vehicular access measured for from the back of the public highway	25/10/2009	23/06/2009				20/07/2009

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08/00439/EXT	11 Farmlands Road York YO24 2UA	CYC	07/08/2009	07/08/2009	1.8 - 2 metres high fence adjacent to public highway, no application for planning permission received.	(1) Reduce to a maximum of 1 metre in height that part of the said fence which frontages the highway known as Farmlands Road and which is shown running between points marked B and C on the attached plan B. (2) Reduce to a maximum of 1 metre in height that part of the said fence for a distance of 1 metre when measured from point C on the attached plan B along the side boundary with 9 Farmlands Road, York to point D on the attached plan B. (3) Reduce to a maximum of 1 metre in height that part of the said fence which runs for a distance of 1 metre when measured from point B on the attached plan B along the side boundary with 132 Wains Road, York to point A on the attached plan B	11/12/2009	11/09/2009	Appeal recieved 16/09/2009/ Appeal determined 14/12/2009			11/06/2010
08/00266/LB UILD	28 Micklegate York	CYC	29/10/2009	30/10/2009	Illuminated unauthorised signs and external lights	1. Remove the pelmet light and two cigarette bins together with associated cabling and fixings. 2. Restore the building to the condition that prevailed immediately before the carrying out of the unauthorised works.	04/03/2010	04/12/2009				25/11/2009
08/00519/LB UILD	Crabtree And Evelyn Ltd 7 St Helens Square York	CYC	29/10/2009	30/10/2009	Air Conditioning Unit on roof. Clearly visible from St Helens Square harming the appearance of the Listed Building and Conservation Area.	(1) Remove from the building the external air conditioned unit and all associated housing and fixings referred to in the Second Schedule above. (2) Restore the building to the condition that prevailed immediately before carrying out of the unauthorised works.	04/03/2010	04/12/2008				17/03/2010
07/00435/LB UILD	Ziggys Nightclub 53 - 55 Micklegate York YO1 6LJ	CYC	04/11/2009	04/11/2009	Advertising signs attached to building	Remove the projecting hanging sign and two spotlights together with associated brackets, fixings and cabling referred to in the second schedule above. (2) Remove the 12 downlighters on the dentil course of the front doorcase together with associated fixings and cabling referred to in the second schedule above. (3) Restore the building to the condition that prevailed immediately before the carrying out of the authorised works referred to in the second schedule above	11/06/2009	11/12/2009				10/01/2019

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06/00230/EXT	13 Barkston Close York YO26 5AX	CYC	08/12/2009	10/12/2009	Unauthorised erection of a extension to existing conservatory	<p>(1) Take down the said unauthorised extension that is shown hatched blue on the attached Plan B.</p> <p>(2) Reinstate that part of the building directly adjacent to the land edged blue on the attached Plan B in accordance with the drawings marked "ORIGINAL REAR ELEVATION", "ORIGINAL GROUND FLOOR PLAN" and "ORIGINAL ELEVATION TO NEIGHBOUR No14" on the attached Plan B.</p> <p>(3) Remove from the Land all building materials, waste and rubble arising from the requirements in steps 5 (1) and 5 (2) above.</p>	02/12/2011	02/02/2010				21/12/2009