



**Notice of a public
Decision Session - Executive Member for Economy and Strategic
Planning**

To: Councillor Waller (Executive Member)
Date: Monday, 9 September 2019
Time: 2.00 pm
Venue: The King John Room (GO59) - West Offices

A G E N D A

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 Democracy Support Group by **4.00 pm on Wednesday 11 September 2019**.

*With the exception of matters that have been 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 Customer and Corporate Services Scrutiny Management Committee.

Written representations in respect of item on this agenda should be submitted to Democratic Services by **5.00pm on Thursday 5 September 2019**.

1. Declarations of Interest

At this point in the meeting, the Executive Member is asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which he may have in respect of business on this agenda.

2. **Public Participation**

At this point in the meeting, members of the public who have registered to speak can do so. The deadline for registering is **5.00pm on Friday 6 September 2019**. Members of the public can speak on agenda items or matters within the Executive Member's remit.

To register to speak please contact the Democracy Officer for the meeting, on the details at the foot of the agenda.

Filming, Recording or Webcasting Meetings

Please note that, subject to available resources, this meeting will be filmed and webcast, or recorded, including any registered public speakers who have given their permission. The broadcast can be viewed at <http://www.york.gov.uk/webcasts> or, if recorded, this will be uploaded onto the Council's website following the meeting.

Residents are welcome to photograph, film or record Councillors and Officers at all meetings open to the press and public. This includes the use of social media reporting, i.e. tweeting. Anyone wishing to film, record or take photos at any public meeting should contact the Democracy Officers (contact details are at the foot of this agenda) in advance of the meeting.

The Council's protocol on Webcasting, Filming & Recording of Meetings ensures that these practices are carried out in a manner both respectful to the conduct of the meeting and all those present. It can be viewed at https://www.york.gov.uk/downloads/file/11406/protocol_for_webcasting_filming_and_recording_of_council_meetings_20160809

3. **Minutes** (Pages 1 - 4)

To approve and sign the minutes of the Decision Session held on 14 August 2019.

4. **Making York Central Work for the Local Economy - Brief to the York Central Master Developer** (Pages 5 - 16)

This report sets out a brief to the master developers of the York Central site on the aspirations of the Council as a key York Central partner, identifying some basic principles on what it hopes will be achieved in terms of the mix of business space, the range of occupiers who will bring their businesses to York and the environmental characteristics that the city needs.

5. Publication of the Planning Enforcement Register Online (Pages 17 - 22)

This report presents proposals to publish the updated Planning Enforcement Register online to enable easier public access to the information that it contains.

6. Urgent Business

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

Democracy Officer:

Name: Angela Bielby

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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
- Written Representations
- Business of the meeting
- Any special arrangements
- Copies of reports

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)

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City of York Council

Committee Minutes

Meeting	Decision Session - Executive Member for Economy and Strategic Planning
Date	14 August 2019
Present	Councillor Waller

6. Declarations of Interest

The Executive Member was asked to declare any personal interests not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests that he might have in respect of the business on the agenda. None were declared.

7. Minutes

Resolved: That the minutes of the last Decision Session held on 22 July 2019 be approved as a correct record and signed by the Executive Member.

8. Public Participation

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

Gwen Swinburn spoke on Agenda Item 4 (Business Rate Support and the Councils Property Planning). She raised a number of concerns, including the asset management strategy not being updated, there being no performance metrics or cards in economic development, and the property portfolio only maximising returns to the council. She requested the appointment of an Asset Management Committee, and suggested that a full review was needed of the property portfolio.

9. Business Rate Support and the Councils Property Planning

The Executive Member considered a report that informed him of the existing business rate support provided and available to businesses in the city. The report also provided information on

how the council could help in developing the city's economy through its role as a corporate landlord.

The Head of Customer and Exchequer Services outlined the types of business rate relief available to business noting that in addition to mandatory, discretionary and time limited relief there was an enterprise zone which provided relief up to the state aid equivalent of £55,000 per annum. It was noted that a number of business were in receipt of business rate relief.

The Head of Commercial and Operational Asset Management explained that there were a considerable number of businesses in the council's property portfolio and added that the nature of the portfolio provided an access to support for local businesses in York.

In response to comments and questions raised by the Executive Member, the Head of Customer and Exchequer Services explained how the council took a proactive approach through business rate relief being paid out automatically (subject to businesses signing a state aid declaration form). The Head of Commercial and Operational Asset Management was asked and explained that the acquisitions and disposals of assets were reported to the Executive and that there had been a report and presentation to a Scrutiny Committee.

Resolved: That;

- a) The content of the report be noted.
- b) Officers work with the consultation process identified in the Executive Member Decision Session held on 22 July 2019 for business rates, and to include a review of the Council's policy for business rate discounts.
- c) Officers prepare a report on the strategic utilisation of the Council's property portfolio to support independent retailers, and diversification of the High Street.

Reason: To ensure that York continues to have a buoyant, thriving and well planned business economy.

Councillor Waller (Executive Member for Economy and Strategic Planning)

[The meeting started at 2.00 pm and finished at 2.30 pm].

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**Decision Session - Executive Member for
Economy and Strategic Planning**

9 September 2019

Report of the Head of Economic Growth

**Making York Central work for the local economy – brief to the York
Central master developer**

Summary

1. The recently-approved York Central outline planning permission sets out a vision to provide York with up to 88,000 m² of office space, up to 12,000 m² of retail/leisure space, a new hotel, 2,500 homes, new public space and an expansion of the National Railway Museum. The development is a key part of the city's economic strategy, which seeks to:
 - Build further strength in high value knowledge-intensive sectors
 - Enable young people to grow businesses and careers in York
 - Drive business growth from the research excellence of our Universities
 - Make a fresh, bold statement of our cultural identity
 - Increase average wages in the City
 - Create space for local SMEs as well as encourage inward investment

2. The manner in which York Central is developed, the opportunities that the site provides, and the look and feel of the area will drive how residents, visitors and investors experience York in coming years. Getting the development right, providing the opportunities that the city needs, and ensuring that the development has a strong offer for all of

York's people are thus critically important if we are to make the most of York Central.

3. City of York Council is a key member of the York Central Partnership, but is not a significant landowner in the development. The workspace, housing and public open space will be created on land currently owned by Network Rail and Homes England (the master developers). These developers will, in turn, bring forward detailed plans for the site and either sell on the developments or retain ownership and management. So while City of York Council has a keen interest in how the site is developed, what opportunities are provided, and which companies become the occupiers of the site, we have little direct control over these outcomes beyond our future response to detailed planning applications. However, the Council does have significant influence as it is contributing £35 million of EZ backed funding, £10million of prudential borrowed funding and would be the accountable body for £34m of WYCA funding and potentially £77.1m of Housing Infrastructure Fund investment if these funds are agreed.
4. This paper sets out a brief to the master developers in respect of the Council's aspirations as an influencer of landowners as a key York Central partner, identifying some basic principles about what we hope will be achieved, the mix of business space to be provided, the range of occupiers we hope will bring their businesses to York Central, and the environmental characteristics that our city needs.

Recommendation

5. The Executive Member is asked to:
 - a. endorse the Brief to the Master Developers and that officers and Members seek to influence the Council's partners to seek the realisation of this vision through the careful choice of investors, developers and occupiers for the site.
 - b. request that the Leader of the Council to write to the Government to seek exemption for York from permitted development rights for the conversion of offices to housing and hotel uses.

Reason: To support inclusive and sustainable economic growth in York.

Background

6. Home to world-class talent, superb infrastructure, leading academic institutions and unique locations, York is rightly recognised as a fantastic

place to live, work, learn and visit. The city has a strong economy, worth an annual £5.2bn to the UK, and is a key driver of regional growth with 9,000 businesses and 110,000 people employed across York.

7. 2017 saw 5,000 new jobs created in York, resulting in both the number of jobs and total employment being at their highest ever level. The city also has distinct strengths in a range of sectors including rail engineering, digital-tech, bioscience and financial and professional services. York's enviable connectivity as a major rail hub is matched digitally with the city having the fastest digital connections in the UK. In addition, just under half of York's residents are qualified to degree level or higher, meaning that the city has the highest skills levels of any city in the north of England.
8. Yet despite these strengths, there are a series of challenges facing the city:
 - Low productivity growth: York's GVA output per head is 92% of UK levels and in recent years the city has seen strong employment growth in sectors defined by low productivity and average wage levels. Retail and hospitality are big employers in York, providing the bulk of part time opportunities, but are not well-paid sectors.
 - Strong demand for workspace: York's walled heritage and comparative lack of brownfield sites has severely constrained the supply of quality modern office space. The demand for good quality workspace has been exacerbated by a general reduction in office space in the city centre as premises undergo change of use to hotels and residential. There is also a significant need for light industrial and studio space.
 - The affordability of housing: The average house price in York is nearly nine times the average wage, and housing completion is at just 55% of the Council's local plan target. High land values in such a desirable location limit the amount of affordable housing delivered. The cost of living in York continues to be a challenge.
 - Loss of office space: The current permitted development regime allows change of use from office to residential uses without a need for planning permission from the Council. This has enabled office blocks in the city centre, such as Ryedale House on Piccadilly and the former Aviva offices on Rougier Street, to be converted to hotel and residential uses.

9. York Central offers an opportunity to address these challenges, Situated to the west of the city's railway station, the 44 hectare site has been designated as a UK Government 'Housing Zone' and has also been awarded 'Enterprise Zone' status, which offers commercial occupiers significant incentives.
10. While the opportunity is provided by York Central, the key decisions in taking the development forward are in the hands of Homes England and Network Rail, who are jointly the master developer of the site. They will work with investors and developers to bring the site forward as the site must remain commercially attractive, this work will be guided by their Development Strategy which is currently being written. They have recently appointed a Project Director who is working jointly for the two organisations.
11. The city needs:
 - a mix of commercial space, including studio and light industrial as well as office
 - opportunities for new and existing York businesses to consolidate and grow
 - affordable housing suitable for young and growing families
 - a visible presence for our Universities, including facilities to support research and innovation in the city centre
 - the right employers to support graduate retention, but also opportunities for the many York residents without degrees to get better jobs
 - a new district which is clearly part of York, building on our international reputation as a beautiful heritage city
 - a development which exemplifies the city's commitment to be carbon neutral by 2030
12. To achieve what is wanted and needed by the city, it is therefore important that the Council expresses clearly what it requires from York Central. The purpose of this paper is to set out the principles of our brief to the master developer, focussing on the employment and economic development opportunities provided by the commercial space.

Analysis

13. Our economic strategy is clear in setting what is needed to grow high value employment in the city. We need more workspace for our key growth sectors which include companies in the technology, financial services, insurance, rail engineering and biotech sectors. We need to focus on graduate-level jobs, working with our universities to develop a compelling offer around people and place. This will lead to more jobs in better paid industries, lifting average wages in York.
14. While this is undoubtedly necessary to grow the economy, York Central also has the potential to provide opportunities for a diverse level of skill sets and businesses. With 48% of the population having university-level qualifications, York has a very highly skilled workforce, however this still leaves a majority of workers without high level qualifications. For growth to support all, there must be also be a combination of good jobs for non-graduates and new training opportunities for people to retrain for the jobs of the future.
15. There is scope to support growth across all sectors through providing new workspace. There are many companies here who are constrained by the space they occupy, for whom consolidation of multiple offices into a larger space would provide the space to expand into, together with opportunities to increase productivity. The Council will however need to consider carefully supporting such proposals as permitted development rights are seeing existing office space converted to flats and Hotels and the EZ envisages an expansion of overall commercial activity not simple displacement.
16. To this end the Executive Member is asked to consider recommending to the new Council Leader to write to government to exempt York from the permitted development rights regime.
17. For many young and emerging companies, the lack of affordable business space with easy in-out terms is a further constraint. These new companies provide opportunities for the employers of the future to establish here, together with scope for entrepreneurs to grow new businesses from scratch. York Central should aspire to not just be for established businesses and corporates.
18. Depending on the quantum and variety of commercial space developed, York Central will provide space for approximately 6,500 jobs. Officers anticipate that this will comprise a mix of corporate offices of around 500 people, smaller growth and consolidation spaces for businesses of the

100 person size, grow on spaces for emerging 20 person companies, and start up spaces for early stage 1-5 person businesses as shown in the following table.

Occupier sector	Number of employees	Total
Targeted larger companies	8 x 500	4,000
Smaller satellite offices and local consolidators	20 x 100	2,000
Scale ups	30 x 10	300
Start ups and coworkers	200	200

19. Rather than seeking to provide standard high quality office space for mainstream corporate occupiers, our experience with recent inward investors suggests that York is more attractive to niche smaller corporates who wish to stand apart from the crowd. Hiscox's recent move to York is a case in point, and it is this specialised corporate sector which we expect to be the main element in larger occupiers. We would suggest that the Council and the development partners aspire to 6 to 8 corporate occupiers, each employing in the region of 500 people in a new north of England head office.
20. This specialised Corporate occupancy would be complemented with a further 20 or so smaller occupiers, each of around 100 people, filled with a mix of businesses relocating from elsewhere in the local area to site, companies growing into larger offices, and smaller satellite offices of corporates. While York Central will be attractive to many York companies who are currently in older offices or split across multiple sites, it is important that the site doesn't simply fill up with existing York firms decanting into better space. For example, we know there is strong demand from existing rail engineering companies in York to take on space. However, any rail hub on York Central should add something to the city's offer, such as a rail innovation centre, or a start-up initiative,
21. Smaller occupiers – whether 10 person offices or coworkers – could also have an opportunity to be part of York Central. A key part of our economic strategy is the need to provide opportunities for younger people and businesses to be a bigger part of our future.

Target Sectors

22. York's economy is characterised by strong employment growth in a diverse range of sectors including bioscience, digital tech and financial and professional services. In looking forward towards the successful development of York Central, a new central business district for York, the

city's growth potential will not be met by just one sector but a range of sectors.

23. York Central can be the new physical home for the city's **rail engineering** sector. Steeped in the history of the railways, York is a key hub for the UK's rail industry and with the right support can continue to remain so as the railway network undergoes the most significant period of change in its history. The demolition of the former British Rail's Hudson House saw rail employment dispersed across the city and beyond. The development of York Central offers an opportunity to redress this, bringing companies back to York and rebuilding a rail hub.
24. York Rail Innovation Community (YoRIC), an industry-led initiative to bring together York's rail community to address specific industry challenges, has shown that there is appetite for a permanent facility in York to catalyse and support rail innovation. York Central can provide a physical hub for the industry to cluster itself around, creating a business ecosystem that drives innovation and positions York at the heart of the UK's rail industry. This would attract rail engineering businesses back to the city as well as enabling rail-based consultancies across York to consolidate their operations in a purpose built office development, freeing up space across city centre to enable backfill opportunities.
25. With the city's railway station and National Railway Museum in close proximity, coupled with a large number of nationally important rail infrastructure projects underway, the opportunity to grow and develop York's rail sector through York Central would be transformational.
26. **Digital/ICT** will also be a key sector to attract to the York Central development. York's connectivity strengths, highly skilled workforce, unique heritage/environment and world leading academic research in computer science makes it an ideal location to set up a tech business. A strong synergy currently exists between rail engineering and the digital tech sector with growing expertise around signalling innovation, all against a pressing national need to digitise the railway network.
27. Closely related to digital tech is **Financial Services**, and in particular **Fintech**. The UK is Europe's FinTech capital with the Northern Powerhouse punching above its weight in this sector. Given York's highly skilled and creative workforce, combined with the UK's second largest centre for financial services in Leeds on its doorstep, York Central should create opportunities for FinTech innovators who are seeking to establish a UK presence. York Central will also be a magnet for **Professional Services**, those businesses who are eager to make a

statement and to be different rather than being one of many as they would be if locating in either Manchester or Leeds. Commercial rents for Grade A office space at York Central will potentially still be comparably lower than equivalent space in the city centre of Leeds and Manchester, placing York Central at an advantage, with interested businesses able to create a purpose built building to reflect their company image, just as Hiscox did when they moved to York in 2015.

28. A recent review of existing **co-working and serviced office accommodation** in York and the broader region has shown that there is strong demand for this type of space, particularly for businesses and entrepreneurs in the creative and digital sectors. Existing spaces in York, which include The Hub, Hiscox Business Club, ACollective and Blake House are all close to capacity, despite issues around scale, quality and/or location.
29. Our **Universities** have also shown an interest in having a physical presence on York Central. Linkages have been made between STEM researchers at our Universities and the National Railway Museum who are interested in how this could improve the visitor experience, allowing residents and visitors to engage with the museum and York's railway past in new and creative ways. Universities' exemptions from business rates (they are charities and entitled to 80% mandatory relief) would however not make a large University building within the Enterprise Zone desirable from a Council or partner perspective as it is these business rates that are funding the enabling infrastructure and high quality public realm.
30. Thoughts should also turn to exploring **meanwhile** uses for the York Central site whilst it is being developed. For example, BioVale, an organisation promoting and developing the bio-economy across the region, have spoken of their interest in creating an affordable biotech hub for early stage start-ups and designers by utilising shipping containers and empty space. Taken from Open Cell in Shepherd's Bush, London, BioVale sees this concept as a way of offering a low cost environment for biotech prototyping, developing an early stage work link to the Biorenewables Development Centre in Dunnington. The bioscience sector is a key sector specialism for York, with over 9,000 jobs in agri-food and biorenewable activity. Having a visible presence for the sector at the heart of York Central would make a clear statement to all about the importance of this emerging sector, and its strength here in our city.
31. To summarise, we see the target sectors for York Central to accommodate as:

- Rail engineering and technology
- Digital and ICT
- Financial and professional services
- University-led innovation and training
- Bio-tech, particularly at start-up phase

Sustainability

32. York has a new commitment to being carbon neutral by 2030 and leading the charge in tackling the climate emergency. York Central planning approval and design guide has significant ambition required in future reserved matter applications however the Council should use its influence to seek to leverage additional funding both private and public to maximise the climate change opportunity for York Central to play in delivering these commitments, adopting exemplar standards of design and construction, and ensuring that the jobs and homes on York Central enable residents and workers to adopt low-impact transport modes. Walking, cycling and public transport must be the main ways of getting to, from and around York Central. The design of offices and homes needs to be focus away from car use. The rail connectivity of the site will help with this, but it is also important to make a strong positive statement before the development starts about what is expected.

Consultation

33. Initial consultations have been held with the inward investment teams at both Leeds City Region and York North Yorkshire and East Riding LEPs, and with the Make It York business team. Make It York have convened a meeting of their Ambassadors to discuss the approach and provide more detailed sector intelligence, and the Chamber of Commerce Leadership Group have also discussed the outline approach and are supportive. Further input from these partners will be sought as the development of an occupier strategy transitions into securing both investment and occupiers for the scheme.
34. Executive have already committed to continuing the My York Central consultation process, enabling communities and stakeholders to input as the overall scheme develops. This will include consultation around the commercial space and its occupiers.

Council Plan

35. The proposed approach supports the Council Plan priorities for a prosperous city for all and to be a council that listens to residents. As detailed above, the approach is to seek to maximise the opportunities for York people and businesses that will be created through York Central's commercial space.

Implications

36.

- **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

37. There are no known risks.

Contact Details

Author:

Author's name
Simon Brereton
Head of Economic Growth
Tel: 01904 552814

Chief Officer Responsible for the report:

Neil Ferris
Corporate Director of Economy and Place

Report **Date** 11th July 2019
Approved

Wards Affected:

All

For further information please contact the author of the report

Background Papers:

None

Annexes

None

List of Abbreviations Used in this Report

EZ:	Enterprise Zone
GVA:	Gross Value Added
LEP:	Local Enterprise Partnership
SME:	Small or Medium sized Enterprise
STEM:	Science, Technology, Engineering and Maths
WYCA:	West Yorkshire Combined Authority

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**Decision Session - Executive Member for
Economy and Strategic Planning**

9 September 2019

Report of the Head of Development Services

Publication of the Planning Enforcement Register Online

Summary

1. Local Planning Authorities are required as part of ([section 188 of the Town and Country Planning Act 1990](#) and [article 43 of the Town and Country Planning \(Development Management Procedure \(England\) Order 2015\)](#)) to maintain a register of Enforcement and Stop Notices. The register needs to record as soon as possible the following actions:
 - Enforcement notices
 - Stop notices
 - Breach of condition notices
 - Planning enforcement orders
2. Previously the Enforcement Register was copies of notices and orders in alphabetical order in a paper file record holder. A review of the register took place and a revised register has been produced which has details of notices and orders for the last ten years on a yearly basis (from 2009 onwards). Records prior to 2009 remain in the paper files.
3. The spread sheet register contains the following information:
 - Enforcement case number
 - Address of the land to which the notices relates
 - The Local Authority
 - Date of issue
 - Date of serviced copies of the notice
 - Summary of breach
 - Requirement 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

4. It is proposed to publish the updated Enforcement Register online to enable easier public access to the information. At present if members of the public wish to view the register an appointment is needed where the paper files can be viewed. The Council's web site has a planning enforcement register page however the page says the information is currently unavailable.
5. If agreed the register and the web site will be regularly updated and will have a dates of when the register was published to the web site.
6. As outlined above the information to be published does not contain any personal information with regard to individuals it relates only to the land where the notice or order has been served.

Recommendation

7. The Executive Member is asked to either:
 - a. Approve the publication of the register online or
 - b. Agree the continued use of paper copies of the register and update website to outlined that an appointment needs to be made to view the paper copies

Reason: To ensure that the Local Planning complies with its duty under section 188 of the Town and Country Planning Act 1990 and article 43 of the Town and Country Planning (Development Management Procedure (England) order 2015)

Background

8. Local Planning Authorities are responsible for taking necessary Enforcement action, in the public interest when it is expedient to do so. There is a range of ways of tackling alleged breaches in planning control and Local Planning Authorities are required to act in a proportionate way.
9. There are a number of options available to Local Planning Authorities in terms of Enforcement these can range from no formal action being taken to formal notices and orders.
10. 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.

11. In terms of the Enforcement Register points 12 to 15 below explain each of the enforcement processes that require inclusion on the register.
12. An Enforcement Notice explains that a breach in planning control has taken place and what constitutes the breach. The notice also outlines what steps are required to be taken or what activities should cease in order to remedy the identified breach. The notice also gives a time for compliance and a date when the notice takes effect.
13. An Enforcement Order is where an unauthorised development has been deliberately concealed and the deception may not come to light until after the time limits for taking enforcement action have expired. A planning enforcement order enables an authority to take action in relation to an apparent breach of planning control notwithstanding that the time limits may have expired.
14. A Stop Notice can prohibit any or all of the activities which comprise the alleged breach(es) of planning control specified in the related enforcement notice, ahead of the deadline for compliance in that enforcement notice.

15. A Breach of Conditions notice requires its recipient to secure compliance with the terms of a planning condition or conditions, specified by the local planning authority in the notice. Any recipient of a breach of condition notice will be in breach of the notice if, after the compliance period, any condition specified in it has not been complied with, and the steps specified have not been taken or the activities specified have not ceased.
16. For clarification the Planning Enforcement Cases – Update which is considered quarterly at the Area Sub Committee will remain that same and will be unchanged by the publication of the register.

Consultation

17. This report is for the Executive Member therefore no consultation has taken place regarding the contents of the report.

Options

18. The Executive Member is asked to either:
 - a. Approve the publication of the register online or
 - b. Agree the continued use of paper copies of the register and update website to outlined that an appointment needs to be made to view the paper copies

Council Plan

19. The Council priorities for Building strong Communities and Protecting the Environment are relevant to the Planning Enforcement function. In particular enhancing the public realm by helping to maintain and improve the quality of York's streets and public spaces is an important part of the overall Development Management function, of which planning enforcement is part of. section should explain how the proposals relate to the Council's 3 key priorities, as set out in the Council's Plan 2015-19 and other key change programmes.

Implications

- **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

20. There are no known risks

Contact Details

Author:

Chief Officer Responsible for the report:

Author's name

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Tel: 01904 551627

Neil Ferris

Corporate Director of Economy and Place

**Report
Approved**



Date 23 August 2019

Wards Affected:

All



For further information please contact the author of the report

Background Papers:

None

Annexes

None

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