

Comments from Councillor Simpson-Laing
Agenda Item 6 – Implementation of Planning Conditions & Adoption of
New Estates
Tuesday 29th September 2009

In my view there still seems to be confusion within CYC at what is being requested and this is borne out in Annex A - Para 9 which has nothing to do with the issue of the Scrutiny Topic submitted.

Across the City there have in recent years been developments, as mentioned in Annex A - Para 14, and also including St Peter's Quarter, and until recently Sovereign Park, that have been left without 'services' that residents expected to receive.

The problem is that Planning Conditions are not being monitored. This is clear as I noted at Planning on Thursday 24th September that the 'Outline Conditions' clearly state that certain conditions have to be met before work can commence and yet now we are at the 'Reserved Matters' stage and still the conditions have not been met. Is the issue that CYC set conditions for them to be ignored and so Councillors are wasting their time trying to win a losing battle or is it that there is a staffing issue in both Development Control and Legal. Either way the word must be getting around that its ok to 'go off plan' as CYC will not bother to stop the work. Just how many 'Stop Notices' have CYC issued to big national developers

I also feel that the adoption of communal or community areas should also be included in this Scrutiny. Again due to the lack of on site visits to monitor work these areas are often not adopted for sometime due to incorrect planning and/or sub standard planting. Whilst the arguments go on between CYC and the developers the residents are left living in a 'jungle' with communal areas left to go 'wild'. Then the merry go round starts of the residents complaining to the Councillors, the Councillors reporting it to the Council and the Council saying that they cannot do anything about the 'mess' as it is private land and so it goes around and around.

The outcome is that residents are not happy and yet there seem to be, and this is in residents' words, *'putting the ball in someone else's court because as long as CYC get their Council Tax they don't care'*.

It clearly seems that this issue is neither understood or wanted to be understood by the Executive Member. What he fails to realise is that in the end such schemes take up hundreds of Council Officers time and cost the Council money where as proper monitoring in the first place and the appropriate use of the law would save time and money