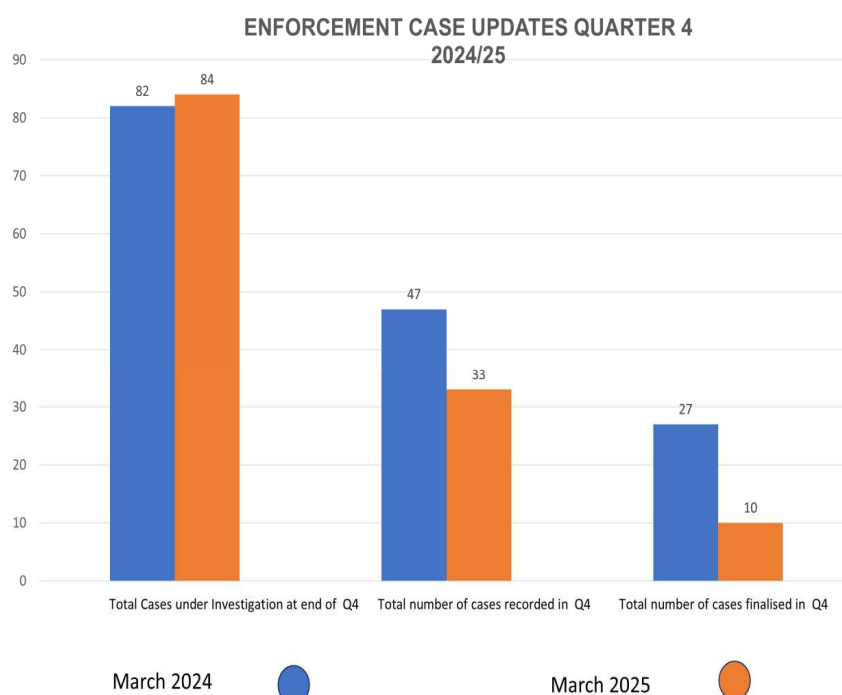


Ipswich Borough Council Planning Enforcement Report for Q4 – 2024/2025

1.0 Introduction

- 1.1 This report will examine Planning Enforcement data, such as the number of reported breaches of planning rules, case resolutions and the ward areas most affected. It will provide a breakdown of performance over the past three months and give a valuable insight into the trends that shape our approach to planning enforcement action. The following chart provides an overview of new investigations, outstanding enforcement cases and cases finalised.
- 1.2 The number of outstanding investigations recorded reflects the increase in enforcement cases received over the past twelve months which increased by approximately fifteen percent over the previous year.
- 1.3 Throughout 2024, the Planning Enforcement Team experienced a significant rise in reported enforcement cases, but since the beginning of 2025, these have reverted to more normal levels, meaning the total number of cases under investigation has reduced by approximately thirty cases in the first three months of this year, which has afforded officers more time for new investigations.



2.0 Where Breaches have occurred in Q4:

2.1 The next chart provides a breakdown of the specific Wards where breaches of planning have been reported, assisting us in providing an appropriate and efficient response. It provides a snapshot for Ward Councillors to respond to specific problems within their dedicated areas and enables them to gain a clearer understanding of the issues:

2.2

Alexandra	5
Bixley	5
Bridge	2
Castle Hill	3
Gainsborough	0
Gipping	2
Hollywells	2
Priory Heath	2
Rushmere	0
Sprites	4
St Johns	0
St Margarets	0
Stoke Park	0
Westgate	6
White House	1
Whitton	1

Case Breakdown

Unauthorised Operational Development	12
Unauthorised Change of Use	8
Unlawful Advertisements	3
Breach of Conditions	4
Unauthorised Works to Protected Trees	3
Section 215 Untidy Sites	1
Unauthorised Works to Listed Buildings	2

2.3 The analytical data can also assist with monitoring and responding to more complex cases, such as those connected to protected trees or listed buildings, as these cases, are often more complex leading to criminal investigations that require extensive commitment from officers.

4.0 Investigations of relevance:

4.1 An 'untidy site', at a dwelling house in Bramford Road.

The Planning Enforcement team have provided regular updates on the case of a significantly untidy property situated within Bramford Road, which continues to accumulate large quantities of detritus, within the front and rear gardens that is detrimentally affecting the amenity of the area.

As previously reported, the occupant was summonsed to attend Ipswich Magistrates Court in January, for failing to comply with an untidy site notice, requiring improvement of the property.

The Owner then failed to attend court, and following being given a further opportunity they have requested that the case is referred to a full hearing, which is due to be heard at the beginning of May 2025.

A further update will be contained in the next report.

4.2 Land adjacent to St Peter's Church College Street – formerly the known as the 'Cardinals Loft' site.

At the beginning of March, the Planning Enforcement team were alerted to some unauthorised development work occurring on land adjacent to St Peter's Church in College Street.

This is a site of significant archaeological interest and is within proximity of Wolsey Gate and St Peter's Church, both of which are listed buildings.

An inspection found the owners of the site had laid a tarmac surface and white line makings for over eighty car parking bays, without planning permission.

An urgent archaeological assessment of the site concluded that no significant damage had been caused and the tarmac may have inadvertently provided a protective covering.

The tarmac was found to be in direct contact with the wall of St Peter's Church and as such would have required listed building consent, so immediate removal of this section of tarmac was enforced.

The owners of the site have been required to submit a Planning Application, seeking to retain the carparking facility to provide temporary carparking for residents of a nearby block of flats that is about to have replacement cladding fitted.

Updates regarding the progress of the planning process will be provided in subsequent reports.

4.3 HMO Update

Since the implementation of the Article 4 Direction on the 1st June 2024, in designated areas of Ipswich, restricting the development of small Houses of Multiple Occupancy (HMOs), the Planning Enforcement team has been monitoring compliance.

Working closely with our internal partners in the Council's Private Sector Housing Department, officers have begun to identify properties that are suspected were established as HMOs following the implementation of the new rules.

As officers identify a property that it is believed to be in breach of the Article 4 Direction, officers will commence enforcement action by initially writing to the owners requiring them to restore the property to a normal dwelling, under use class C3, or to submit a full planning application seeking C4 use, as an HMO within the designated area.

The enforcement action has only recently commenced and further updates will be included in future reports on this subject, including any escalation in the enforcement.