

Cabinet Meeting: Monday, 06 October 2025

Question from: Councillor White

Question to: _____ Councillor Patient, Deputy Leader and Cabinet Member with responsibility for Climate Action and Housing

QUESTION

In the Warley ward we are seeing an increased number of residents concerned about breaches of planning permission that are having a detrimental effect on the quality of life for those in neighbouring properties. Due to lack of resources in Planning Enforcement it can often be weeks or months before an officer is available to even consider these complaints during which time building often continues. A lack of planning enforcement also emboldens others and so the problem increases exponentially.

Could the Cabinet member please clarify the staffing position in Planning Enforcement and outline the triage process that Planning Enforcement uses to assess the merits of a complaint, or confirm if they are dealt with 'as and when' they come in? Could the council consider using Temporary Stop Notices more effectively, so allowing time for investigation without further building work exacerbating the problem?

Response

There is a national shortage of specialist planning enforcement officers. Calderdale has attempted to recruit on numerous occasions over the past few years but has been unable to. We are currently exploring different strategies with our recruitment team colleagues.

We prioritise complaints that are more serious, especially where damage would be difficult to reverse or breaches are close to becoming immune from enforcement action.

Temporary Stop Notices should only be used as a precursor to serving an Enforcement Notice (within 28 days), so should not be used where there is doubt over whether a breach has occurred or whether it would be expedient to serve an Enforcement Notice.