

TO: PLANNING & REGULATORY COMMITTEE**DATE:** 27 April 2022**BY:** PLANNING ENFORCEMENT TEAM LEADER**DISTRICT(S):** ALL**ELECTORAL DIVISION (S):****PURPOSE:** FOR INFORMATION**GRID REF:**

TITLE: ENFORCEMENT & MONITORING UPDATE REPORT

SUMMARY

Whilst officers report annually to the committee, due to the pandemic and inability to carry out regular monitoring, this report covers the period from 1 January 2020 – 31 March 2022.

1

MONITORING OF AUTHORISED MINERAL & WASTE SITES

- 1.1 Surrey County Council as the County Planning Authority (CPA) has had a proactive monitoring system of authorised Mineral and Waste (M&W) sites for many years. This includes monitoring and pursuing outstanding requirements of planning conditions within planning permissions, which also covers County Council development (Reg 3). This work, along with dealing with complaints is undertaken by our Development Management (DM) Team, which includes planning officers and a newly appointed Monitoring Officer (MO), with guidance from Enforcement Officers (EO) if identified breaches are not resolved. Environment Enhancement (EE) Officers monitor sites with extensive screen planting and those in progressive restoration or aftercare and undertake annual joint inspections with DM officers on some sites.
- 1.2 Monitoring ensures DM officers benefit from practical comprehension of functioning sites whilst gaining accelerated insight into a broader range of operational issues. Such experience assists them in working with developers in a positive and proactive way as required by the National Planning Policy Framework.
- 1.3 In April 2019 we changed the system as to who undertook such site monitoring from two dedicated MOs in the Enforcement & Monitoring Team to include planning officers in DM, in order to increase the future resilience of the DM team. This changes in the system would improve the insight of DM officers in respect of site operations and management controls faced by the

M&W industry. This in turn gives the DM team a better understanding of the applications they deal with, and the conditions required to control them.

- 1.4 All changes to working practice, take time to settle after implementation, and we are fortunate in having three former MOs within the DM team, who have assisted DM officers with the process.
- 1.5 We now finally have a full complement of officers in the DM team, so we anticipate that our monitoring performance will improve considerably and that we should re-establish our previous standards in achieving 80-90% compliance with our scheduled targets. The Covid pandemic inevitably has had some impacts on monitoring, which stopped site visits for some time and is still restricting some being undertaken from both the CPA and site operator perspective.
- 1.6 We are undertaking fewer site visits than previously but are aiming to achieve better results by focusing on breaches rather than site progress. The team will pursue outstanding breaches and any unauthorised development that is identified, which may result in either cessation of certain activities or pre-application discussions ultimately leading to retrospective planning applications. Should the unauthorised development lead to enforcement work, this will involve planning officers, which will broaden the experience of the DM team.
- 1.7 Enforcement Officers will continue to deal with wholly unauthorised development on sites with no planning permission for waste related development, working in partnership with both the Environment Agency and Local Planning Authority at all times.

2 ACTION AT AUTHORISED MINERAL AND WASTE SITES

- 2.1 **Stanwell Quarry, Stanwell Moor Road, Stanwell:**
Further to a Planning Contravention Notice (PCN) being issued in January 2020, a retrospective planning application to address the unauthorised installation of an open-ended structure including containers and canopy for storage of parts and tools and maintenance of plant and equipment used in connection with the aggregate recycling facility and the restoration of the site has been approved.
- 2.2 **Addlestone Quarry, Byfleet Road, Addlestone:**
Two PCNs were issued in April 2020 in relation to unauthorised development involving contractor's plant storage area, materials storage areas, new buildings and erection of large gabion walls and access gates. These matters are the subject of ongoing discussions between DM officers and the site operator.
- 2.3 **D&E Roberts Recycling Yard, Plough Industrial Estate, Kingston Road, Leatherhead:**

Following concerns about noise levels from the site during the summer of 2020 a noise survey was undertaken in November 2020 that demonstrated the site to be in compliance with the noise condition for the site.

- 2.4 Following a subsequent complaint about the way officers dealt with the complainant's concerns, a case was raised with the ombudsman, which was upheld on 6th September 2021 and resulted in 6 of 9 points dismissed by the Ombudsman, but considered the following required action by the CPA:
- i) 'The Council's Planning Enforcement Protocol (the "Protocol": 2015) says it will carry out routine monitoring to ensure compliance with planning conditions. The Council has since explained it carries out general monitoring rather than noise monitoring, however its policy does not make this clear. I find the Council did not carry out noise monitoring at the site in line with its policy and/or its policy does not accurately reflect its practice. This is fault. Mr X had repeatedly asked the Council about its routine monitoring and challenged why it had not carried this out. He also raised this in complaint to the Ombudsman. Mr X's expectations were raised, and he suffered frustration when the Council did not meet these. This is injustice.'
 - ii) 'I acknowledge Mr X would like the Council to ensure its practice reflects the Protocol, that is, it should carry out routine noise monitoring. However, the Council has discretion as to its enforcement policy and it is not within my remit to say what it should or should not include. The Council has confirmed it does not carry out routine noise monitoring. Therefore, it should ensure its Protocol is clear on this point.'
 - iii) 'The Council told Mr X its decision there was no breach of the noise condition on 26 November. I am satisfied it reached this decision taking into account the information available to it at the time, which it reasonably believed was accurate. I therefore find no fault in the Council's decision making. It would have been helpful if the decision letter had addressed Mr X's comments that the site was quieter than normal that day. It would also have been helpful if the Council had explained why it did not investigate if there was any breach when measuring noise from other homes. However, I note the Council had opportunity to address these points in response to Mr X's complaints.'
 - iv) 'While the Council completed its complaints process in a timely manner, it did not address Mr X's concerns that the noise monitoring did not pick up the noisiest activities and that the site was quieter on the day of monitoring. Nor did it answer Mr X's query (first raised on 18 December) as to whether it would carry out monitoring from homes closer to the southern site. I consider this amounts to fault. I am satisfied this caused Mr X distress and uncertainty as to whether the Council had taken into account relevant information and properly reached its finding that there was no breach. I note the Council has provided further information on comments on my draft decision, however I consider it should offer a further response directly to Mr X.'

- 2.5 As a result, the following actions were implemented:
- 2.6 A review of the 2015 Protocol was undertaken and the 2022 Protocol includes amended wording to specifically address point i) above, that has resulted in 'ensure' being removed as it was an absolute which was/is impossible to guarantee and advises that authorised sites will receive site monitoring visits by CPA officers.
- 2.7 The Protocol was updated in February 2022 and states that no monitoring of noise (and matters such as dust and vibration), will be formally undertaken, but that if it is considered appropriate, technical assessment will be sought by independent consultants.
- 2.8 A written apology was issued and £100 paid in compensation for distress and uncertainty caused.
- 2.9 Two further days of noise monitoring by RPS our technical noise consultants were commissioned in November and December 2021, with the site operator not advised of this, with the noise consultant not going onto the site.
- 2.10 RPS's conclusion of this testing was that the 'site is likely to be non-compliant with the SCC planning condition criteria, albeit potentially not by a significant margin'.
- 2.11 The site area is split between CPA & Mole Valley (MV) DC planning control, with the latter managing an area covered by a Lawful Use Certificate (LUC) for industrial storage. Lawful use certificates carry no planning conditions. Environmental Health Officers from MV DC have investigated noise complaints by the same complainant and found no statutory nuisance in November 2021. The complainant does not accept that the site is split into two different planning units and wrongly believes that SCC has responsibility for all noise arising from the whole D&E Roberts site.
- 2.12 It was established by officers through communications with RPS that their report indicated the whilst the site was apparently non-compliant in terms of exceeding the 50dBA limit of the noise condition and was attributable solely to the SCC controlled part of the site on two separate periods during the 10-Hr working day on 8 December 2021, the time periods were slightly shorter than the required 30-minutes and an actual breach may be difficult to prove.
- 2.13 However, RPS subsequently advised that modelling demonstrated that the noise would have exceeded 50dBA over a 30-minute period, as the average of 53dBA for the two periods of 24 and 26 minutes would not have reduced to 50dBA, even had the remaining 6- or 4-minute periods been silent when tested.
- 2.14 As a result, officers have:
- a) Sought clarifying reports from RPS.

- b) Asked the operator to consider what other noise mitigation may be employed at the site to help further reduce the noise levels emanating from the site, which may or may not require planning permission.
- c) Will in due course consider further noise monitoring to be undertaken by RPS.
- d) A meeting with the complainant has been arranged.

3 ACTION AT UNAUTHORISED SITES INVOLVING WASTE DEVELOPMENT

3.1 Sites where Appeals have been lodged against Enforcement Notices:

3.2 Brick Kiln Farm, Old Lane, Ockham:

Further to PCNs issued on 21 June 2019 and 14 August 2019, an Enforcement Notice (EN) was issued on 25 September 2020 to address a material change of use of land to a mixed use comprising a soil and aggregate treatment facility involving the importation, deposit, storage and processing (sorting, separation, screening, crushing) of inert waste and non-hazardous waste material for recovery and sale as soil, soil substitute, hardcore and recycled aggregate; the parking of vehicles and storage of plant and machinery, and the siting of waste containers associated with the recovery and sale of soil, soil substitute, hardcore, and recycled aggregate; the siting of concrete blocks, a timber sentry post, a large green structure for office and welfare purposes with related green concrete base and protective rail and block barrier and associated operational development comprising the creation of soil bunds; and the erection of two metal gates all to facilitate the recovery and sale of soil, soil substitute, hardcore, and recycled aggregate.'

3.3 An appeal was scheduled to take place by a hearing on 23 November 2021, for one day. However, the Planning Inspectorate wrote to the main parties on 28 October 2021, suspending the hearing following further review of the appellant's submission and the concerns raised by the County Planning Authority, regarding the adequacy of the appellants Environmental Statement (ES). The Planning Inspectorate (PINS) has therefore given formal notice (under Regulation 41 of the Environmental Impact Assessment Regulations 2017) to the appellant requesting the submission of a revised ES which correctly assesses the effects of the alleged breach. The applicant was advised by PINS to respond to them in writing with a timescale by which they would submit an ES by the end of March. A revised ES briefing note was sent to PINS and the agent has advised that he intends to submit the ES by the end of July 2022. We are awaiting clarification from PINS as to whether they will accept the agent's proposal and when we may expect the appeal to take place, which is set to be heard via a hearing.

3.4 Sites where Enforcement Notices have been issued in 2021 or where there is ongoing action:

3.5 Hedgehog Field, Dowlands Lane, Copthorne:

Unauthorised construction of screening bunds, land raising of field, storage of arboricultural waste and construction of timber gates. The importation for the

landraising was initially stopped by the landowner after a visit from SCC Enforcement Officers but resumed briefly to complete the soiling of the field and an area of hardstand within the field entrance.

- 3.6 Pre-application advice in relation to a green waste processing site was provided, advising it was unlikely to be supported by the CPA. PCN issued 4 August 2019 and EN issued 24 March 2021 to address a material change of use of the Land to a mixed use for the importation and deposit of construction, demolition and excavation waste, and arboricultural waste (woodchip, logs and cord wood). The demolition waste also includes waste that appears highly likely to contain asbestos. Without planning permission there has also been associated operational development on the Land, comprising the land raising and creation of perimeter bund using construction, demolition and excavation waste and the erection of a timber gate-type structure behind the five-bar gate which is adjacent to Dowlands Lane.
- 3.7 Compliance requiring the removal of surrounding bunds and the reduction of the field level to original levels is overdue, in view of extenuating circumstances, the compliance period has been extended, with compliance dates ranging between May to July 2022.
- 3.8 **Acre Farm, Hare Lane, Blindley Heath:**
 Allegations of importation and burning of mixed waste.
 PCN issued 11 March 2021 and EN & SN issued 24 June 2021.
'Without planning permission, change of use of the land from agricultural to a sui generis use, involving the importation, deposit and disposal of both mixed inert and non-inert waste materials, comprising but not limited to soils, organic waste, timber, plastics, scrap metals and white goods along with disposal of combustible waste by burning.'
- 3.9 EN partially complied with as waste no longer being imported and burnt, but a stockpile of waste which should have been removed by early February 2022 has been spread on the land. The site has been made more secure through the erection of fencing and a new field gate. Legal Services will write to the landowner advising that if waste is not removed prosecution for non-compliance is likely.
- 3.10 **Crosswinds, northwest of junction of Ironsbottom and Collendean Road, Norwood Hill:**
 Importation of inert waste soils used to raise land levels and create boundary bund resulted in a PCN being issued on 3 August 2021, a TSN issued 9th August 2021 and an EN & SN were issued on 14 September 2021 to address the unauthorised importation and disposal of waste soils and soils; resulting in the subsequent raising of land levels between October 2020 to December 2020 inclusive, and again between May 2021 to July 2021 inclusive; the unauthorised importation, deposit, disposal and burial of non-soil waste materials on the land prior to being covered with imported waste soils and soils: and the unauthorised importation, deposit and disposal by burning of timber, green waste and mixed waste building materials on the land.

- 3.11 The EN was not complied with. None of the 9 landowners according to Land Registry searches have responded to the copies of the EN that were sent to them, as all have been returned as, meaning service has not been affected. Counsel advice has been taken in relation to potentially prosecuting someone who claims to own the land, and is responsible for the breach, but is not the registered landowner. Next steps are being considered with Legal Services.
- 3.12 **The Paddocks, Rose Lane, Ripley:**
PCN issued in September 2021 to address local concerns of waste importation and burning. Burning ceased, but subsequently resumed and an EN was issued 21 January 2022 to address the unauthorised development.
- 3.13 The unauthorised material change of use of land from agricultural to a mixed use comprising agriculture and a sui generis use comprising the unauthorised importation, disposal and burning of combustible waste, the importation, storage and sorting of scrap metal and the unauthorised importation and disposal of mixed soils and hardcore leading to the raising of land levels.
- 3.14 An appeal was received which revealed a fault with the notice. As a result, the EN was withdrawn and a new EN will be issued. It is anticipated that the revised EN will not be appealed. A future planning application submission has been referred to and is likely to be a Guildford BC matter, as is unlikely to involve waste issues.
- 3.15 **Site for which Enforcement Notices are anticipated:**
- 3.16 **Birchenwood Farm, West Park Road, Newchapel:**
Access gates secured by landowner living in Spain who had claimed he was trying to sell the land and had nothing to do with what happened.
PCN issued February 2021 to address:
The unauthorised importation and disposal of waste, comprising but not limited to mixed soils, hardcore and rubble for the purpose of waste disposal causing the raising of land levels, between May 2020 to August 2020 inclusive and from mid-January 2021 to February 2021 inclusive, plus the importation, deposit, storage and disposal of mixed and shredded waste in October which was burnt in March 2022.
- 3.17 EN instructions drafted April 2021. Trial pits arranged by SCC and dug in September 2021 to establish the depth of the waste tipped by August 2021. Subsequently, 3 loads of shredded waste fines were still tipped on site on 27 October 2021. Access re-secured with concrete block behind gates. Ground works commenced in March 2022 in relation to the erection of an agricultural barn previously accepted by Tandridge DC as agricultural permitted development, but now being challenged by them.
- 3.18 EN instructions are to be re-drafted to incorporate the shredded waste and incorporate a plan to show pre-tipping levels over the area of land that are required to be reinstated, based on ground levels of areas of adjacent woodland.

3.19 Land south of Newchapel Road and west of Rowlands Farm, Eastbourne Rd, Newchapel:

Several hundred tonnes of inert waste comprising soils and hardcore were tipped within a field without the landowner's consent. It is considered that the landowner is a victim of crime.

3.20 PCN issued and TSN issued 5 March 2021. The landowner was given considerable time to clear the site, but it has not been done, so instructions to issue an EN to require the clearance and restoration of the field will be prepared.

3.21 Hades Wood Farm, Cogmans Lane, Smallfield:

Allegations of sporadic importation and burning of waste causing smoke nuisance. A PCN was issued on 2 June 2016 which led to a cessation of complaints.

3.22 A further PCN was issued on 23 April 2021 and a TSN issued 26 April 2021 to address:

'The importation, deposit and disposal by burning of mixed waste materials.'

Fires resumed September late 2021 and have increased in frequency.

EN instructions likely to be drafted, if it is possible for the CPA to do so, as there remains an undetermined planning application with Tandridge DC and it may be in mixed use.

3.23 Sites where Enforcement Notices may be issued:

3.24 Nobles Mead, Blackberry Lane, Dormansland:

We were advised after the alleged importation and spreading of soils had apparently taken place within an extended garden area of a residential property and those soils had been deposited within 8m of a brook. The EA were made aware but have not responded as yet. A PCN was issued in November 2020. The impact upon a listed building shown as being on the land was explored and dismissed, as it highlighted a mistake in its listing that was corrected as a result of our investigation. Consideration of next steps under consideration as it may be deemed as an LPA matter an extension to a residential curtilage.

3.25 Stubpond Fishery, Newchapel:

MV Haulage noted at the front of the site (suspected unauthorised recycling). New gates prevent access to site. New scaffold structure can be seen from gate. Known infill of front pond. CLEUD position still to be resolved in addition to MV Haulage use. DM to assess the CLEUD position prior to arranging inspection of the land.

4 Sites where unauthorised development led to retrospective planning applications: resulting in permission issued, awaiting determination or discussion ongoing and application awaited:

- 4.1 **NJB Recycling, Epsom Chalk Pit, College Road, Epsom** - Retrospective planning permission was resolved to be granted by P&R Committee on 25 February 2022 to continue to operate as a materials recycling facility, but with all recycling operations conducted within two new buildings, subject to referral to the Secretary of State (SoS).
- 4.2 The application was referred to the Secretary of State due to the development involving a departure from Green Belt policy (inappropriate development) and including the provision of buildings where the floor space to be created by the development is 1,000 square metres or more.
 - a) If the SoS decides not to get involved (i.e., does not call-in the application), the CPA may then issue the decision.
 - b) If SoS calls-in the application, i.e., taking the decision-making process out of the hands of the CPA, there will be a public inquiry chaired by a planning inspector, who will make a recommendation to the Secretary of State who will take the final decision.
- 4.3 Pending the outcome of the above processes the site will operate in the open and not inside buildings.
- 4.4 Potential enforcement consideration:
What action do we take if/when the trommel on site continues to be used on site and not within a building ?
- 4.5 The Officers report stated that we do not consider it appropriate or expedient for the CPA to take formal enforcement action against development at a time when a planning application to regularise the operations being undertaken is in the processing of being determined. Should the current planning application be refused, the question of the expediency of enforcement action against the unauthorised aspects of the proposed development would need to be revisited.
- 4.6 The EA permit contains conditions that they may enforce, and Environmental Health Officers may address statutory nuisance. Therefore, Officers will continue to liaise with the other regulatory bodies in monitoring the site activities, revisiting the consideration of enforcement if expedient.
- 4.7 **Dean Oak Cottage, Deanoak Lane, Leigh, Reigate:**
Unauthorised landraising took place in April 2019 and importation was stopped by the landowner after a visit from SCC Enforcement Officers, after which the imported waste soils were re-profiled. A retrospective planning application seeking to regularise the development has been submitted and no objections have been received to date, though DM planners are awaiting a consultation response from the Environment Agency.
- 4.8 **Hathersham Lane, Smallfield:**
A retrospective planning application is awaited, to address material changes in use identified by SCC Enforcement Officers at a Materials Recycling Facility

involving soil screening and to address a reduction in size of the site that now involves both concrete crushing and scrap metal storage. Discussion between DM and the operator's planning consultant is ongoing.

4.9 **1 Lyne Lane, Lyne:**

Landraising with screened soils derived from both site derived stockpiles of soil plus imported inert waste soils was identified. Breaches were raised with the landowner and importation subsequently ceased. A site visit and meeting with the landowner's representative in August 2021 resulted in communications with their planning consultant and a retrospective planning application is now under discussion.

4.10 **MFC Skips @ Paddock Farm off Caterham By-Pass, Caterham:**

Unauthorised use of the land as a skip waste transfer yard. Site meeting and discussions with operator and agent has resulted in a CLUED submission to the CPA, the intention of which will be to demonstrate that the claimed use has continued for no less than 10-years. Unlike a planning application, the submissions are considered on the balance of probability, not on the planning merits of the development.

4.11 **Land forming part of Bullhousen Farm off Shaftesbury Road, Bisley, Surrey, GU24 9EW:**

Unauthorised land raising works involving the import of inert waste soils and small scale burning of waste. Site visited and PCN issued in 2022. EN likely if an anticipated retrospective planning application does not materialise.

4.12 **Honeycrook Farm, Green Lane & Axes Lane, Salfords:**

A PCN was issued in March 2021 in relation to both the import and burning of mixed waste and the import, deposit, storage and burning of green waste. The landowner advised the former was only reject timber and has ceased and believes he would qualify for immunity for the latter. Site to be revisited and EN progressed if either activity is ongoing.

5 Updates on Sites Where Enforcement Action Was Previously Taken:

5.1 **Land at Stoney Castle Ranges, Grange Road, Pirbright** – Further to issue of an EN, successful prosecution for failing to comply and a subsequent Proceeds of Crime Act (POCA) conviction, the waste remains on site in breach of the extant EN as was previously advised in September 2021: see previous report.

5.2 **Wrays Farm, Lonesome Lane, Reigate** – Further to PCNs issued 29 December 2008 and 30 August 2013. An EN was issued on 3 January 2018 to address:

'Without planning permission, change of use of the land from a mixed use comprising residential, agriculture, woodworking workshop, office, gymnasium, building construction and contracting business to a mixed use comprising residential, agriculture, woodworking workshop, office,

gymnasium, building construction and contracting business and the unauthorised importation, deposit, storage, processing (screening) of construction, demolition and excavation waste and the unauthorised importation and breaking of vehicles for scrap together with the unauthorised importation, storage, sorting and transfer of industrial and hazardous waste.’

- 5.3 An appeal was lodged. A public inquiry in February 2019 resulted in SCC withdrawing due to new information emerging about activities on the site falling under the jurisdiction of the district planning authority on what was a county-issued enforcement notice.
- 5.4 Further PCNs were issued on 4 November 2020, 11 January 2021 & 15 July 2021
- 5.5 A ‘second bite’ EN was to be issued but following a site visit with counsel and LPA enforcement officers, we were advised by counsel that the apparent breaches of planning control at the site fall within the remit of the Borough Council as district planning authority, the use of the site not being wholly or mainly waste-related matters. SCC does not have power to issue an enforcement notice in those circumstances. SCC have advised R&B BC’s Head of Planning of this view.

6 Sites where Enforcement Action is not possible or is not considered necessary:

- 6.1 **Paygate Wood, West Park Road, Newchapel:**
A historic undetermined planning application was withdrawn, and it was considered that no further action was required in respect of minor unauthorised tipping of waste soils, which has been colonised and is now considered ecologically acceptable by the CPA’s ecologist.

7 Examples of successful negotiation and ongoing challenges include:

- 7.1 **Randall’s Yard, Lyne Lane, Lyne:**
Unauthorised waste transfer station (WTS), with burning of some waste in skips. PCN issued March 2021. The landowner gave notice to the tenant who vacated the site, removing skips and the associated waste.
- 7.2 **BH Skips, Stroud Lane, Virginia Water:**
Skip operations and waste disposal. Clearance of the land was achieved without the need for any formal enforcement action.
- 7.3 **Edolphs Farm, Charlwood, Surrey:**
Use of land by a waste contractor for storage, transfer and processing of mixed inert materials coupled with the construction of a soil bund from imported materials. The landowner was given time to evict the operator, and this was coupled with clearance of the site. Clearance was achieved without the need for any formal enforcement action.

8 Sites involving Mixed Uses: composites of CPA & LPA matters

- 8.1 The question of jurisdiction with regard to mixed uses is a matter of planning judgement, i.e., whether the mixed uses in each circumstance meet the definition of 'County Matters' as per Section 2(a) of the Town and Country Planning (Prescription of County Matters) (England) Regulations 2003.
- 8.2 Our attention to this arose after having to withdraw from an appeal against ENs issued by both the CPA & Guildford BC at Papercourt Farm, Ripley and more recently at Wrays Farm, Reigate (as detailed above).
- 8.3 Sites involving mixed uses on land may be dealt with by the CPA, providing that the identified County related matters are taking place within a clearly defined planning unit and are larger in nature than those matters that fall under the remit of the District or Borough Council and as such the use of the land is wholly or mainly used for waste use: ie waste importation leading to recovery, treatment, storage, processing, sorting, transferring or depositing (disposal) of waste.
- 8.4 We are finding an increasing number of sites which involve a mix of unauthorised development, comprising both CPA and LPA matters, and once investigated and determined these are referred back to the Borough and Districts Enforcement Teams.

9 *Future changes in legislation:*

9.1 **Government announcement to review the UK's waste disposal system**

The Government has announced that it plans to tackle what the Head of the Environment Agency has referred to as the "new narcotics" of fly-tipping and waste crime. The following link may be of interest and refers to some of the problems faced under the current Environment Act legislation.

[Fly-tipping: Government plans to tackle 'new narcotics' of waste crime - BBC News](#)

- 9.2 MPs are seeking a review of sections of the Town and Country Planning Act 1990. MPs have called for a Government review of the exploitation of retrospective planning applications and enforcement powers in relation to commercial development. The following links may be of great interest and the discussion identifies some of the problems faced under the current TCPA legislation.

[Planning Permissions and Unauthorised Developments: 26 Jan 2022: House of Commons debates - TheyWorkForYou](#)

<https://www.drben Spencer.org.uk/campaigns/celebrating-and-strengthening-our-communities/Planning-enforcement-bill>

- 9.3 SCC will provide comment as and when the opportunity arises on each of these matters and will also encourage and support the Planning Officers Society

(POS) as the national body representing planners to make their voice heard as this is clearly a national, not just a Surrey problem.

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BACKGROUND PAPERS:

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