

Appendix B

Level	Limitations
1 - HIGH	
Any breaches of planning control that could result in serious irreparable harm, have a serious detrimental impact on an area or are	
Breaches of Listed Building Control	Any material alteration, internal and external and works within the curtilage of a Listed Building
Breaches of existing Tree Preservation Orders.	Any works to a tree subject of a confirmed TPO, not being in respect of urgent works to a tree that is proven to be dead, dying and dangerous, or where works can be by a statutory undertaker.
Breaches of Conservation Area control where the breach would cause irreparable damage.	Demolition of certain buildings and structures and works to trees not covered by a tree preservation order
Breaches of planning control within 6 months of the time limits for action.	4 years for operational development and material change of use to a single dwelling and breaches of planning condition resulting in a change of use to a single dwellinghouse and a 10 year limit for material changes of use and breaches of condition
Breaches of planning control which could result in serious harm or loss of amenity to a neighbourhood.	Subjective, by virtue of excessive disturbance, seriously detrimental to amenity and unrecoverable loss of character of an area.
2 - MEDIUM	

<p>Breaches of planning control that are contrary to National and local planning policies and guidance, shown to have harm to neighbours of the subject site and the wider Borough:</p>	
<p>Breaches of planning control contrary to National and Local planning policies and guidance .</p>	<p>Contrary to the Adopted Melton Local Plan, Regional Spacial Strategy and any number of National planning documents</p>
<p>Breaches of planning control which cause demonstrable nuisance to the residential enjoyment of neighbouring properties.</p>	<p>Subjective, by virtue of disturbance or a loss of amenity</p>
<p>Advertisement control in the town centre and conservation areas.</p>	<p>Within defined limits as shown on the inset plans within the Adopted Melton Local Plan.</p>
<p>Advertisement control concerning large flyposting campaigns in the Borough.</p>	<p>As stated</p>
<p>Other breaches of planning control not included in other priority categories</p>	<p>Breaches of planning control that are considered to have demonstrable harm to the locality in planning terms</p>
<p>3 - LOW</p>	
<p>Any breach of planning control that results in no harm to the area or are considered to be acceptable in planning terms:</p>	
<p>Individual advertisement problems not covered in Level 2.</p>	<p>Any other unauthorised advertisement</p>
<p>Technical breaches of planning control where there is no significant harm to the Council's policies or objectives.</p>	<p>Breaches of planning control that are wholly acceptable in planning terms</p>

Appendix B

Breaches of planning control which will resolve themselves without formal action.	ents carried out for tempora
Matters which would be recommended for unconditional approval if a regularising application were submitted.	Breaches of planning control that are wholly acceptable in planning terms

Examples	Workload
Demolition of building, removal of windows, removal of internal features without consent	325 cases out of a total of 2713 (12%) These figures are made up of all cases that have been considered under the examples given and those resulting in an enforcement notice of any kind.
Removal of tree, lopping, topping, crown lifting etc, without consent	
Demolition of walls which would ordinarily require planning permission for their construction, works to trees not covered by tree preservation orders.	
Upon investigation, works discovered to be substantially completed or uses commenced that allows only 6 months for investigation before development is lawful in planning terms	
Waste sites, large built development or material changes of use which have a serious detrimental impact by virtue of excessive disturbance or are extremely detrimental to amenity and could create an unrecoverable loss of character of an area. Problems wit	

Appendix B

Developments which may be acceptable subject to conditions should an application be submitted.	1559 cases out of a total of 2713 (57.5%) These figures are made up of all cases that have been considered under the examples given and have resulted in an application being submitted and approved, requests for cessation of use or removal of works have been
Developments which may be acceptable subject to conditions should an application be submitted or can be altered to be acceptable.	
Advertisements that have an impact on the visual amenities of an area or have a detrimental impact on highway safety	
Campaigns by local venues, advertisements for events etc.	
Developments which may be acceptable subject to conditions should an application be submitted. Untidy land complaints, removal of hedgerows etc.	
Advertisements that have no detrimental impact on the visual amenities of an area or on highway safety	829 cases out of a total of 2713 (30.5%) These figures are made up of all cases that upon investigation have been found not to be a breach of planning control or have been
Minor breaches of planning control which are insignificant in planning terms and have no effect.	

Appendix B

Generally material changes of use of land and/or buildings that will cease on their own without intervention.	considered to be a breach, but the expediency of further formal enforcement action
Developments that would be granted planning permission without conditions should an application be submitted.	