

Place Overview Committee

25 October 2021

Public Questions and Responses

From: Mr Stephen Mulloy

Agenda item 6 is scrutiny of the impact of changes to the Planning Enforcement Team which will consider the report from the Assistant Director of Place that reports on alleged improvements and the further improvements to be made over the next six months.

Shropshire Council does not routinely check planning conditions attached to planning consents, yet enter the conditions as discharged on the Local Land Charges Register.

House buyers pay to access this information via their conveyance solicitors and the Council receives circa £500,000 income from this each year, with the search results being certified as correct when they cannot be known to be...because they have not been checked.

Members will hopefully have read the attached information which provides more details.

Can I ask what the Council proposes to do about this and will they look at:

1. Refunding all local land search fees paid since 1st April 2009, and
2. Ensure that all planning conditions are either checked by officers or certified as satisfied by the applicant, with a warning about false certification, before entry on the Local land Charges Register?

Response:

Thank you for your question relating to the enforcement of planning conditions and the entries on the Local Land Charges. As explained previously, conditions are discharged through a formal submission (a discharge of conditions application) which is then entered onto the local land charges system. Any conditions on a planning decision that the planning service is notified of that have not been complied with, we will ensure that it is investigated and the appropriate action is taken.

If any individual has evidence that the entries on their local search are incorrect, then they are advised to contact the Council.

