

Report of the Interim Chief Executive

APPLICATION NUMBER:	15/00086/ENF
LOCATION:	Unit Rear of 12 Mansfield Road, Eastwood
	Planning Enforcement Case Update

This report is brought to the Planning Committee as an information item.

1 **Executive Summary**

- 1.1 Planning Enforcement initially received a complaint regarding the change of use of a unit to the rear of a shop, 12 Mansfield Road, Eastwood back in 2012. Works were taking place to the unit, formerly used as a cold store for a butcher's shop, to add windows, doors and change the use to a dwelling unit.
- 1.2 A planning enforcement notice was served in 2013 which prevented the unit from being used as a domestic dwelling. By this time, a bathroom and kitchen had been fitted, and the unit also had a living room and bedroom.
- 1.3 Over the next few years, the property was intermittently used as a dwelling/Airbnb accommodation, contrary to the requirements of the planning enforcement notice. In that time, the legal ownership of the unit changed and there were difficulties in gathering evidence of occupation which resulted in the Council seeking warrants for entry on two occasions.
- 1.4 On 1st October 2025, following a late guilty plea, we successfully prosecuted the owner for breach of the enforcement notice in the Magistrates' Court. This resulted in a fine of £2160, costs award of £1000 and a victim surcharge of £864, totalling £4024.