



Planning Committee North

Title of Report:

East Suffolk Enforcement Action – Case Update

Meeting Date

20 January 2026

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Is the report Open or Exempt?	Open
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REPORT

The attached is a summary of the status of all outstanding enforcement cases for East Suffolk Council where enforcement action has either been sanctioned under delegated powers or through the Committee up until 18th December 2025. At present there are 21 such cases.

Information on all cases has been updated at the time of preparing the report such that the last row in the table for each item shows the position at that time. Officers will provide a further verbal update should the situation have changed for any of the cases.

Members will note that where Enforcement action has been authorised the Councils Solicitor shall be instructed accordingly, but the speed of delivery of response may be affected by factors which are outside of the control of the Enforcement Service.

The cases are organised into categories based upon current status:

A. Cases on which a formal enforcement notice has been served, and the compliance period is still ongoing. *8 current cases*

B. Cases on which a formal enforcement notice has been served and is now the subject of an appeal. *6 current cases*

C. Cases on which a formal enforcement notice has been served, upheld on appeal, and is now within a compliance period. *4 current case*

D. Cases on which a formal enforcement notice has been served, upheld on appeal/no appeal submitted and is currently the subject of court action. *0 current cases*

E. Cases on which a formal enforcement notice has been served, upheld on appeal/no appeal submitted and now in the period for compliance following court action. *1 current case*

F. Cases on which a formal enforcement notice has been served, upheld on appeal, and the period for compliance following court action has now expired, so further legal proceedings are being considered and/or are underway. *1 current cases*

G. Cases on which a formal enforcement action has been placed on hold or where it is not currently expedient to pursue. *1 current case*

RECOMMENDATION

That the outstanding enforcement matters up to 18th December 2025 be noted.

A. Cases on which a formal enforcement notice has been served, and the compliance period is still ongoing.

A.1

LPA Enforcement Case Reference	ENF/2018/0476/USE
Location / Address	Part Os 1028 Highgate Lane Dallinghoo
North or South Area	South
Date of Report of Breach	15.11.2018
Nature of Breach: Siting of a converted vehicle for residential use	
Summary timeline of actions on case 11/09/2023 - Enforcement Notice served. Comes into effect on the 11/10/2023 19/03/2024 - Extension of time given until May, due to ground conditions. 15/05/2024 - Extension of time given until 27/06/2025 due to receipt of confidential information 23/06/2025 - Further extension granted until 19 th June 2027 due to confidential information	
Current Status/Position In compliance period.	
Date by which Compliance expected (or prosecution date)	19.06.2027

A.2

LPA Enforcement Case Reference	ENF/22/0038/DEV
Location / Address	The Queen The Street Brandeston
North or South Area	South
Date of Report of Breach	11.02.2022
Nature of Breach: Change of use for the property from public house with ancillary accommodation to an independent residential dwelling.	
Summary timeline of actions on case 11/04/2024 -Enforcement notice served. Comes into effect on the 11/05/2024 17/06/2025 -Site visit conducted and investigations ongoing.	
Current Status/Position Investigation ongoing.	
Date by which Compliance expected (or prosecution date)	11.05.2025

A.3

LPA Enforcement Case Reference	ENF/22/0066/DEV
Location / Address	Hornbill Business Park, Hornbill Way, Ellough
North or South Area	North
Date of Report of Breach	11.03.2022
Nature of Breach: Erection of new business units	
Summary timeline of actions on case 31/10/2024 -Enforcement Notice served, comes into effect 30/11/2024, with 9-month compliance period. 26/06/2025 - Planning application submitted for development DC/25/2597/FUL. 15/07/2025 - 6-month extension given, to allow for the planning application to be decided. 15/12/2025 - further extension of time agreed due to Planning Application awaiting determination.	
Current Status/Position Within compliance period.	
Date by which Compliance expected (or prosecution date)	18.03.2026

A.4

LPA Enforcement Case Reference	ENF/24/0047/DEV
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Location / Address	Potton Hall Blythburgh Road Westleton
North or South Area	North
Date of Report of Breach	09.02.2024
Nature of Breach: Breach of Condition 8 of C/06/0819– hardstanding laid	
Summary timeline of actions on case 18/02/2025 – Breach of Condition Notice served. Comes into effect on the 18/02/2025. 4 month compliance period. 19/03/2025 - Application submitted including the hardstanding- DC/25/1209/FUL. 27/08/2025 - Planning application approved for part of the hard standing. 6 months given for unauthorised section to be removed.	
Current Status/Position In compliance period.	
Date by which Compliance expected (or prosecution date)	27.02.2026

A.5

LPA Enforcement Case Reference	ENF/22/0154/DEV
Location / Address	175 London Road North, Lowestoft
North or South Area	North
Date of Report of Breach	20.05.2022
Nature of Breach: Unauthorised changes to shop front	
Summary timeline of actions on case 11/06/2025 – Enforcement notice served. Comes into effect on 11/07/2025. 6-month compliance period.	
Current Status/Position In compliance period.	
Date by which Compliance expected (or prosecution date)	11.01.2026

A.6

LPA Enforcement Case Reference	ENF/23/0406/DEV
Location / Address	148 Blackheath Road, Lowestoft
North or South Area	North
Date of Report of Breach	17.11.2023
Nature of Breach: Unauthorised partially built extension	
Summary timeline of actions on case	

11/06/2025 – Enforcement notice served. Comes into effect on 11/07/2025. 4-month compliance period.	
16/12/2025 - Notice has been complied with, case closed.	
<u>Current Status/Position</u> Case closed	
Date by which Compliance expected (or prosecution date)	11.11.2025

A.7

LPA Enforcement Case Reference	ENF/22/0329/DEV
Location / Address	Farm View 4 Millville, Mill Lane, Campsea Ashe
North or South Area	South
Date of Report of Breach	24.08.2022
<u>Nature of Breach:</u> Erection of a storage building	
<u>Summary timeline of actions on case</u> 19/08/2025 – Enforcement notice served. Comes into effect on 18/09/2025. 4 month compliance period.	
<u>Current Status/Position</u> In compliance period.	
Date by which Compliance expected (or prosecution date)	18.01.2026

A.8

LPA Enforcement Case Reference	ENF/21/0527/LISTL
Location / Address	Crown Hotel High Street Lowestoft
North or South Area	North
Date of Report of Breach	18.12.2025
<u>Nature of Breach:</u> unauthorised works to LB	
<u>Summary timeline of actions on case</u> 18/12/2025 – Enforcement notice served. Comes into effect on 23/01/2026. 1 year compliance period.	
<u>Current Status/Position</u> In compliance period.	
Date by which Compliance expected (or prosecution date)	23/01/2027

B. Cases on which a formal enforcement notice has been served and is now the subject of an appeal

B.1

LPA Enforcement Case Reference	ENF/21/0201/DEV
Location / Address	39 Foxglove End, Leiston
North or South Area	North
Date of Report of Breach	26.04.2021
Nature of Breach: Artificial hedge, support structure and fencing which is over 2m in height	
Summary timeline of actions on case 28/11/2022 – Enforcement Notice served. Comes into effect on the 06/01/2023. 2 months for compliance 09/01/2023 - Pre-start letter from Planning Inspectorate 09/01/2024 - Start letter received from Planning Inspectorate, statements required by 20 th February 2024.	
Current Status/Position Awaiting Planning Inspectorate Decision.	
Date by which Compliance expected (or prosecution date)	Dependent upon date and outcome of Appeal Decision

B.2

LPA Enforcement Case Reference	ENF/23/0234/DEV
Location / Address	Animal Welfare Centre, 333 High Street, Walton
North or South Area	South
Date of Report of Breach	26.07.2023
Nature of Breach: Change of use of animal clinic and boarding facilities to use for storage of furniture, building materials and other associated items with a property development business.	
Summary timeline of actions on case 02/05/2024 -Enforcement notice served. Comes into effect on the 01/06/2024 03/06/2024 -Appeal Submitted, awaiting start date. 19/09/2024 -Appeal start letter received. Statement due by 28 th October 2024	
Current Status/Position Awaiting Planning Inspectorate Decision.	
Date by which Compliance expected (or prosecution date)	Dependent upon date and outcome of Appeal Decision

B.3

LPA Enforcement Case Reference	ENF/24/0103/DEV
Location / Address	37 Foxglove End, Leiston
North or South Area	North
Date of Report of Breach	28.03.2024
Nature of Breach: Erection of artificial hedge and supporting structure	
Summary timeline of actions on case 13/08/2024 -Enforcement Notice served, comes into effect 12/09/2024, with 2 month compliance period. 13/09/2024 - Appeal submitted, awaiting start letter.	
Current Status/Position Awaiting Planning Inspectorate Decision.	
Date by which Compliance expected (or prosecution date)	Dependent upon date and outcome of Appeal Decision

B.4

LPA Enforcement Case Reference	ENF/23/0336/DEV
Location / Address	Land at The Green, Saxtead, Woodbridge
North or South Area	South
Date of Report of Breach	29.09.2023
Nature of Breach: Laying of a hardstanding and associated groundworks	
Summary timeline of actions on case 17/10/2024 -Enforcement Notice served, comes into effect 16/11/2024, with 4-month compliance period. 29/11/2024 - Appeal submitted, awaiting start letter. 11/02/2025 - Start letter received, statements due by 20 th March 2025.	
Current Status/Position Awaiting Planning Inspectorate Decision.	
Date by which Compliance expected (or prosecution date)	Dependent upon date and outcome of Appeal Decision

B.5

Location / Address	Land Adjacent Toad Cottage 146 Kirton Road Trimley St Martin
North or South Area	South
Date of Report of Breach	11.11.2022

Nature of Breach: Unauthorised storage	
Summary timeline of actions on case 18/02/2025 - Enforcement Notice served. Comes into effect on the 20/03/2025. 3 month compliance period. 18/03/2025 - Appeal submitted, awaiting start letter. 15/04/2025 - Appeal start letter received. Statements due by 26 th May 2025.	
Current Status/Position Awaiting Planning Inspectorate Decision.	
Date by which Compliance expected (or prosecution date)	Dependent upon date and outcome of Appeal Decision

B.6

LPA Enforcement Case Reference	ENF/24/0292/USE
Location / Address	The Old Golf Shop, Newbourne Road, Waldringfield
North or South Area	South
Date of Report of Breach	13.09.2024
Nature of Breach: Unauthorised residential use of golf shop.	
Summary timeline of actions on case 29/04/2025 – Enforcement notice served. Comes into effect on the 29/05/2025. 12 month compliance period. 16/06/2025 - Appeal start letter received, statements due 28 th July.	
Current Status/Position Awaiting Planning Inspectorate Appeal Decision	
Date by which Compliance expected (or prosecution date)	Dependent upon date and outcome of Appeal Decision

C. Cases on which a formal enforcement notice has been served, notice upheld on appeal, and is now within a compliance period.

C.1

LPA Enforcement Case Reference	ENF/23/0163/DEV
Location / Address	12 Holland Road, Felixstowe
North or South Area	South
Date of Report of Breach	26.05.2023
Nature of Breach: Erection of a ground floor extension and air conditioning unit.	
Summary timeline of actions on case 26/03/2024 - Enforcement Notice served. Comes into effect on the 25/04/2024 29/04/2024 – Appeal submitted. Statement due by 20 th June 12/06/2025 - Appeal dismissed. 21/10/2025 - Extension of time agreed due to extenuating circumstance.	
Current Status/Position In compliance period following appeal.	
Date by which Compliance expected (or prosecution date)	23.02.2026

C.2

LPA Enforcement Case Reference	ENF/21/0121/USE
Location / Address	The Pastures, The Street, North Cove
North or South Area	North
Date of Report of Breach	17.03.2021
Nature of Breach: Material change of use of Land to a storage use, including the stationing of static and touring caravans for residential use and the storage of vehicles, lorry backs, and other items.	
Summary timeline of actions on case 03/11/2022 – Enforcement Notice served. Comes into effect on the 05/12/2022. 4 months for compliance 14/11/2022 - Pre-start letter from Planning Inspectorate 14/12/2022 - Appeal started. Written Representations Process, statement due by 6 th February 2023. PINS Reference APP/X3540/C/22/3312353 13/06/2025 - Appeal visit date set for 18 th August 2025. 26/08/2025 - Appeal dismissed. 6 months for compliance.	
Current Status/Position In Compliance period	

Date by which Compliance expected (or prosecution date)	26.02.2026
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C.3

LPA Enforcement Case Reference	ENF/22/0158/DEV
Location / Address	11 Wharton Street, Bungay
North or South Area	North
Date of Report of Breach	20.05.2022
Nature of Breach: Without Listed Building Consent the unauthorised installation of an exterior glazed door located in front of the front door.	
Summary timeline of actions on case 28/11/2022 – Listed Building Enforcement Notice served. Comes into effect on the 06/01/2023 . 3 months for compliance 09/01/2023 – Pre-start letter from Planning Inspectorate 31/01/2023 – Start letter received from Planning Inspectorate, statements required by 14 th March 2023. 17/09/2025 - Appeal dismissed. 3 months for compliance.	
Current Status/Position In compliance period	
Date by which Compliance expected (or prosecution date)	17.12.2025

C.4

LPA Enforcement Case Reference	ENF/20/0131/LISTL
Location / Address	6 Upper Olland Street, Bungay
North or South Area	North
Date of Report of Breach	15.04.2020
Nature of Breach: Unauthorised works to a Listed Building (Installation of roller shutter and advertisements)	
Summary timeline of actions on case 17/03/2022 - Listed Building Enforcement Notice served and takes effect on 18/04/2022. 3 months for compliance. 19/04/2022 - Appeal start date. Written Representations Procedure PINS Reference APP/X3540/F/22/3297116 07/06/2022 – Statement submitted 28/06/2022 – final comments due. 03/10/2025 - Appeal dismissed, compliance required by 2 nd January 2026. 15/12/2025 - Extension of time granted to allow work to be completed.	
Current Status/Position In compliance period.	

Date by which Compliance expected (or prosecution date)	15 th February 2026
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D. Cases on which a formal enforcement notice has been served, upheld on appeal/no appeal submitted and is currently the subject of court action.

E. Cases on which a formal enforcement notice has been served, upheld on appeal/no appeal submitted and now in the period for compliance following court action

E.1

LPA Enforcement Case Reference	ENF/21/0051/USE
Location / Address	Land West Of Guildhall Lane, Wrentham
North or South Area	North
Date of Report of Breach	10.02.2021
Nature of Breach: Change of use and unauthorised operational development (mixed use including storage of materials, vehicles and caravans and residential use /erection of structures and laying of hardstanding)	
Summary timeline of actions on case 10/03/2022 - Enforcement Notices served and takes effect on 11/04/2022. 4 months for compliance. 25/08/2022 - Site visit to check for compliance with Notices. File has been passed to the Legal Dept for further action. 19/12/2022 – Court date set following non compliance at Ipswich magistrates for 30 th January 2023. 30/01/2023 - Court over listed and therefore case relisted for 27 th March 2023 27/03/2023 - Defendant did not attend, warrant issued, awaiting decision from court. 31/07/2023 - Defendant attended court, plead guilty to all charges and was fined £5134.78 in total. 23/07/2024 - Site visit undertaken, court papers updated and passed to legal. 24/07/2025 - High Court for injunction proceedings. Court requires further information to be submitted. 10/10/2025 - Injunction granted. Cease residential use and removal of caravans and mobiles homes required by 10 th April 2026 and other requirements of the notice by 10 th June 2026.	
Current Status/Position In injunction compliance period.	
Date by which Compliance expected (or prosecution date)	10/04/2026 & 10/06/2026

F. Cases on which a formal enforcement notice has been served, upheld on appeal, and the period for compliance following court action has now expired, so further legal proceedings are being considered and/or are underway.

F.1

LPA Enforcement Case Reference	EN08/0264 & ENF/2013/0191
Location / Address	Pine Lodge Caravan Park, Hazels Lane, Hinton
North or South Area	North
Date of Report of Breach	20.10.2008
<u>Nature of Breach:</u> Erection of a building and new vehicular access; Change of use of the land to a touring caravan site (Exemption Certificate revoked) and use of land for the site of a mobile home for gypsy/traveller use. Various unauthorised utility buildings for use on caravan site.	
<p>15/10/2010 – Enforcement Notice served 08/02/2010 - Appeal received 10/11/2010 - Appeal dismissed 25/06/2013 - Three Planning applications received 06/11/2013 – The three applications refused at Planning Committee. 13/12/2013 - Appeal Lodged 21/03/2014 – Enforcement Notices served and became effective on 24/04/2014 04/07/2014 - Appeal Start date - Appeal to be dealt with by Hearing 31/01/2015 – New planning appeal received for refusal of Application DC/13/3708 03/02/2015 – Appeal Decision – Two notices quashed for the avoidance of doubt, two notices upheld. Compliance time on notice relating to mobile home has been extended from 12 months to 18 months. 10/11/2015 – Informal hearing held 01/03/2016 – Planning Appeal dismissed 04/08/2016 – Site re-visited three of four Notices have not been complied with. 21/04/2017 - Trial date. Two charges relating to the mobile home, steps and hardstanding, the owner pleaded guilty to these to charges and was fined £1000 for failing to comply with the Enforcement Notice plus £600 in costs. The Council has requested that the mobile home along with steps, hardstanding and access be removed by 16/06/2017. 19/06/2017 – Site re-visited, no compliance with the Enforcement Notice. 14/11/2017 – Full Injunction granted for the removal of the mobile home and steps. 21/11/2017 – Mobile home and steps removed from site. Review site regarding day block and access after decision notice released for enforcement notice served in connection with unauthorised occupancy /use of barn. 27/06/2018 – Compliance visit conducted to check on whether the 2010. 06/07/2018 – Legal advice sought. 10/09/2018 – Site revisited to check for compliance with Notices. 11/09/2018 – Case referred back to Legal Department for further action to be considered.</p>	

11/10/2018 – Court hearing at the High Court in relation to the steps remain on the 2014 Enforcement Notice/ Injunction granted. Two months for compliance (11/12/2018).

01/11/2018 – Court Hearing at the High Court in relation to the 2010 Enforcement Notice. Injunctive remedy sought. Verbal update to be given. Injunction granted. Three months given for compliance with Enforcement Notices served in 2010.

13/12/2018 – Site visit undertaken in regards to Injunction served for 2014 Notice. No compliance. Passed back to Legal for further action.

04/02/2019 – Site visit undertaken to check on compliance with Injunction served on 01/11/2018

26/02/2019 – case passed to Legal for further action to be considered. Update to be given at Planning Committee

27/03/2019 - High Court hearing, the case was adjourned until the 03/04/2019

03/04/2019 - Officers attended the High Court, a warrant was issued due to non-attendance and failure to provide medical evidence explaining the non-attendance as was required in the Order of 27/03/2019.

11/04/2019 – Officers returned to the High Court, the case was adjourned until 7 May 2019.

07/05/2019 – Officers returned to the High Court. A three month suspended sentence for 12 months was given and the owner was required to comply with the Notices by 03/09/2019.

05/09/2019 – Site visit undertaken; file passed to Legal Department for further action. Court date arranged for 28/11/2019.

28/11/2019 - Officers returned to the High Court. A new three month suspended sentence for 12 months was given and the owner was required to comply in full with the Injunctions and the Order of the Judge by 31/01/2020

Current Status/Position

Site visited. Case currently with the Council’s Legal Team for assessment.
Charging orders have been placed on the land to recover costs.

Date by which Compliance expected (or prosecution date)

Dependent upon potential Legal Process

G. Cases on which a formal enforcement action has been placed on hold or where it is not currently expedient to pursue

G.1

LPA Enforcement Case Reference	ENF/2015/0279/DEV
Location / Address	Land at Dam Lane Kessingland
North or South Area	North
Date of Report of Breach	22/09/2015
<p><u>Nature of Breach:</u> Erection of outbuildings and wooden jetties, fencing and gates over 1 metre adjacent to highway and engineering operations amounting to the formation of a lake and soil bunds.</p>	
<p><u>Summary timeline of actions on case</u> 22/09/2015 - Initial complaint logged by parish. 08/12/2016 - Case was reopened following further information 01/03/2017 - Retrospective app received. Following delays in information requested, on 20/06/2018, Cate Buck, Senior Planning and Enforcement Officer, took over the case, she communicated and met with the owner on several occasions. 05/09/2018 - Notice served by recorded delivery. 18/06/2019 - Appeal started. PINS Reference APP/T3535/C/18/3211982 24/07/2019 – Appeal Statement Submitted 05/02/2020 - Appeal dismissed. Compliance with both Notices by 05/08/2020 03/03/2021 - Court hearing in relation to structures and fencing/gates Case adjourned until 05/07/2021 for trial. Further visit due after 30/04/21 to check for compliance with steps relating to lake removal. 30/04/2021 - Further legal advice being sought in relation to the buildings and fencing. Extension of time given until 30/04/21 for removal of the lake and reverting the land back to agricultural use due to Licence being required for removal of protected species. 04/05/2021 - Further visit conducted to check for compliance on Notice relating to the lake. No compliance. Case being reviewed. 05/07/2021 – Court hearing, owner was found guilty of two charges and had already pleaded guilty to one offence. Fined £550 and £700 costs 12/07/2021 – Letter sent to owner giving until the 10th August 2021 for the structures to be removed 13/08/2021 - Site visited and all structures had removed from the site, but lake remains</p>	
<p><u>Current Status/Position</u> On Hold. Ongoing consideration is taking place in respect of the compliance with the enforcement notice for removal of the lake. This is due to the possible presence of protected species and formation of protected habitat. Consideration is also required in respect of the hydrological implications of removal of the lake. At present, with the removal of structures and no harmful use taking place, the lake removal is not an immediately urgent action.</p>	

Date by which Compliance expected (or prosecution date)	31/12/2025
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