

REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING
SERVICES MANAGER

TO: BRIERFIELD & REEDLEY COMMITTEE

DATE: 7TH JUNE 2016

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27 RAILWAY STREET, BRIERFIELD

PURPOSE OF REPORT

As requested by the Committee with regard to the possibility of adding the site to the Problem Buildings list.

RECOMMENDATIONS

- (1) To note the report and agree the actions for the sites set out in the report.

REASONS FOR RECOMMENDATIONS

- (1) Members are kept informed of any action taken on problem buildings.

ISSUES

It was resolved at the September Committee in 2011 that this site is added to the list of problem buildings and, in the meantime, arrangements be made for the property to be inspected by Environmental Health and Building Control.

A complaint was received in June 2013 in relation to damp by the adjacent occupiers at number 25 Railway Street. An environmental health contractor did investigate the site and found defects on both properties which may relate to the damp. It was advised for the occupiers of No. 25 to make good any leaks from their roof before it can be identified that the damp in their property is definitely caused by No. 27 Railway Street. No further contact was made by the occupiers of number 25 Railway

Street and since then the property has been taken off the Problem Buildings list in July 2015.

A site visit was made by a Planning Officer on 26th May 2016. It was noted that the building was vacant and has remained vacant for some time. The window at first floor level on the front elevation has now been boarded up and the side windows have been bricked up internally. The large window to the front has also had part of the bottom corner boarded up. A building control officer had visited the site recently and advised that there was no obvious danger to the public and the building also appeared to be secure.

A canopy erected in the rear yard which covers the complete yard area does not have the benefit of planning permission and no application has been submitted. The owner has been informed of the requirement for planning permission for the canopy in the past although it is considered that it is not expedient to take enforcement action at this time.

Given the existing state of the building and that no works appear to have taken place to improve the appearance of the building including any impact in terms of damp on the neighboring occupiers, the property should again be added to the problem buildings list and the owner contacted to instigate improvements to the building.

IMPLICATIONS

Policy: None

Financial: None

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: None arising directly from the report.

Sustainability: None arising directly from the report.

Community Safety: None arising directly from the report.

Equality and Diversity: None arising directly from the report.

APPENDICES



December 2011



May 2016



May 2016