



**REPORT OF:** PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER  
**TO:** COLNE AND DISTRICT COMMITTEE  
**DATE:** 3 March 2016

### OUTSTANDING ENFORCEMENTS

FileRef	Received	FullDetails	Position	Case Officer
PLE2825	05/12/2014	Alleged Unauthorised barn conversion at Land Adjacent To Carry Lane Colne	Site visit conducted - no visible evidence to suggest barn has been converted - revisit will be undertaken to access the building along with Planning Manager and assessment of any breach. Also consultation will take place with Landowner.	Phil Vernon
PLE2893	12/03/2015	Alleged breach of condition relating to Planning Permission 13/13/0427P - Failure to build in accordance with approved plans (External appearance, windows, roof lights and roofing material). at Land At Green Meadow Colne Road Trawden Colne BB8 8PF	<p>The two houses that have been erected are not in full accordance with the approved plans. The main differences are the window design, chimney position, siting, brown upvc barge boards and brown rainwater goods. The changes are generally acceptable other than the upvc barge boards.</p> <p>An application to regularise the changes has been delegated for approval subject to the removal of the barge boards and replacement with dry verges.</p> <p>The works to replace the barge boards with dry verges is being undertaken.</p>	Alex Cameron
PLE3021	14/07/2015	Alleged unauthorised extension to rear and possible change of use at R W & R M Iredale 8 Albert Road Colne BB8 0AA	Site visit made 02/12/2015. Small alterations have been to the front elevation. Works taking place internally which do not indicate a change of use thus far. No access to the rear although it appeared a new wooden structure had been erected. Letter sent to submit further information if extension has been erected and if a change use is taking place.	Mubeen Patel

FileRef	Received	FullDetails	Position	Case Officer
PLE3062	04/09/2015	Alleged convenience store opening hours and license to sell alcohol and installation of roller shutters at Barneys Delicatessen 81 Keighley Road Colne BB8 0QG	Site visited - new roller shutters installed - letter sent to owner of premises informing Planning permission required and to contact enforcement officer. 19/11/15 Owner of shop consulted and informed retrospective Planning permission required- Relevant forms and formal letter sent. No response received - reminder letter sent.	Kathryn Hughes
PLE3078	01/10/2015	Erection or change of use of land for the erection of a horse shelter at Higher Hague Farm Old Stone Trough Lane Kelbrook Barnoldswick BB18	Site visited on 17/12/15. A stable has been erected that requires planning permission and the field is being used for horses which also requires planning permission. Letter sent to the owners asking for the matter to be regularised.	Neil Watson
PLE3087	09/10/2015	Alleged dilapidated building at 39 Curzon Street Colne BB8 0HE	Site visited to check for compliance. Waste cleared from yard and some windows boarded however further work required to bring the property up to an acceptable condition.  Owner advises that this will commence in January 2016. Site to be checked for compliance.	Lee Greenwood
PLE3088	09/10/2015	Barn in alleged state of disrepair at Close House Farm Moss Houses Road Foulridge Colne BB8 7QJ	Site visited - photographed - Information is that owner of property died in 1976 - believed building and land being run by two brothers ( names know to OIC) - Land registry to be undertaken and meeting to be held with Planning Manager and Building control Manager re way forward. Enquiries still ongoing to trace any person with legal connection to the land. 22/01/16 99% certain owners established - Section 16 Request for Information prepared and passed to Legal Department with a view to service and response. Section 16 requisition answered - Owners now identified - Building Control Manager to now visit site with a view to serving notices and requirements.	Phil Vernon
PLE3120	07/12/2015	Down pipe draining onto the highway at 74 Albert Road Colne BB8 0AG		Jerry Mannion
PLE3143	22/12/2015	Alleged breach of Condition 5 of Planning Permission 13/01/0280P regarding provision of two car parking spaces per dwelling. at Nichol House Barn Colne Road Trawden Colne BB8 8NX	2 parking spaces should be provided for each of the two converted dwellings. Apparently one of the spaces has been sold causing parking issues. Gathering evidence.	Mubeen Patel
PLE3126	04/01/2016	Alleged UPVC windows at Lancs Carpet Centre Primet Bridge Colne BB8 9NG	Site visited, replacement windows are of UPVC material and of a different colour and design to original windows. Owners advised a planning application needs to be submitted for the changes made. Owners have stated they will apply for the windows and advert consent - 22/01/2016	Mubeen Patel

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PLE3125	04/01/2016	Alleged UPVC windows at Crown Hotel 94 Albert Road Colne BB8 0QD	Site visit made, some windows at ground floor level have had the frames changed to UPVC material, a letter has been sent advising an application be submitted as the site lies within the Conservation Area.	Mubeen Patel
PLE3133	11/01/2016	Deposit of material at Land To Rear Of Hawley Street Khyber Street Colne	Section 215 being prepared	Neil Watson
PLE3159	11/01/2016	Alleged breach of condition of planning permission 13/13/0427P at Land At Green Meadow Colne Road Trawden Colne BB8 8PF	Building Control and PBC drainage engineer to check whether the drainage has been installed in accordance with condition 7.	Alex Cameron
PLE3149	19/01/2016	Alleged untidy land at Land At Argyle Street Colne BB8	Site visit carried out - letter sent to owner requesting land to be tidied.	Phil Vernon
PLE3145	19/01/2016	Alleged unauthorised creation of track and hardstanding area and change of use of agricultural barn to horse stabling business. at The Barn Edge End Farm Red Lane Colne BB8 7JW	Site visited - developer consulted on site. Planning permission in place for stables - equine use etc- 6 horses on site for personal use by owner - no business or livery running. However owner has created an access track across agricultural field. Planning merits to be discussed with line manager. Planning permission required. Letter and relevant application forms sent to owner requesting a retrospective Planning application > 5 weeks.	Phil Vernon

Town Hall,  
NELSON,  
Report Author: Planning Manager

Date: 22 February 2016