



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
TO: COLNE AND DISTRICT COMMITTEE
COMMITTEE DATE: 4th AUGUST, 2016

OUTSTANDING ENFORCEMENTS

File Ref	Received	Details	Location	Position	Officer
PLE/16/0010	04.04.2016	Alleged unauthorised access, erection of fence with 2 car parking spaces and alleged field being used for livestock	Land At Field No 6800 Hollin Hall Trawden Lancashire	The site has been visited and formal land registry checks are being undertaken to establish legal ownership.	Phil Vernon
PLE/16/0030	25.04.2016	Untidy Land	Cotton Mill Works Knotts Lane Colne Lancashire BB8 8FB	Land is untidy. Discussions to take place with the land owner to remedy the situation.	Phil Vernon
PLE/16/0033	25.04.2016	Untidy garden	6 Calder Street Colne Lancashire BB8 0DG	Small amount of litter tot he front. Land owner written to asking for it to be tidied. Awaiting action by owner.	Phil Vernon
PLE/16/0054	16.05.2016	Alleged unauthorised display of advertisement signage.	Primet Business Centre Burnley Road Colne Lancashire BB8 8DQ	Site visited - Legislation to be researched for each sign displayed before approaching business owners	Phil Vernon

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PLE/16/0069	03.06.2016	Alleged unauthorised erection of fence to rear of property	107 Keighley Road Colne Lancashire BB8 0QG	Fence erected on top of already high wall. Clearly over 1/2m on each boundary, letter sent to owners asking to remove or apply. No response to initial letter -follow up sent.	Lee Greenwood
PLE/16/0074	06.06.2016	Alleged unauthorised erection of car port and excavations	11 Gladstone Terrace Trawden Colne Lancashire BB8 8BN	Land to the rear of 13-15 Gladstone Terrace has been dug out to form a car parking area. The landowners have been contacted and a planning application has been requested.	Alex Cameron
PLE/16/0078	03.05.2016	Alleged unauthorised tipping of material on to land.	Land At Field No 6780 Hollin Hall Trawden Lancashire	Site has been visited, land registry checks taking place to establish owner of the land.	Mubeen Patel
PLE/16/0082	10.06.2016	Concern about the condition of the rear of the site and potential unauthorised development.	14 Church Street Colne Lancashire BB8 0LG	Believe address may be 4 Church St if concerns relate to Istanbul restaurant. Rear is enclosed by high stone walls of 20/30 feet high. Not immediately clear where untidy area is or where it can be seen from. Access restricted - request sent.	Lee Greenwood
PLE/16/0087	14.06.2016	Alleged unauthorise erection of first floor juliet balcony to rear of property	5 Back Lane Trawden Colne Lancashire BB8 8PQ	Flat roof enclosed by balustrade and fencing erected to sides. Requires PP - initial view unlikely to support (see Hollin Hall cases previously). Letter sent to owners - site meeting arranged for w/c 25th July.	Lee Greenwood
PLE/16/0094	16.06.2016	Alleged unauthorised structure to rear of property	22 Thorn Grove Colne Lancashire BB8 0QX	Site visited - no persons at home so unable to gain access to the property at this time. Revisit required.	Phil Vernon

File Ref	Received	Details	Location	Position	Officer
PLE/16/0096	21.06.2016	Breach of Condition relating to working hours. Application ref - 13/08/0651P	Glen Service Station North Valley Road Colne Lancashire BB8 9DR	Letter sent to owner to make them aware of the restrictions of the operating hours condition and that any operation outside of those hours must cease.	Alex Cameron
PLE/16/0098	22.06.2016	Alleged unauthorised use as a car washing business.	Unit 8 Primet Business Centre Burnley Road Colne Lancashire BB8 8DQ	Site visited - revisit required to speak to owner when open.	Phil Vernon
PLE/16/0107	01.07.2016	Alleged untidy land	Land Off Laithe Street Colne Lancashire	Concern is of untidy land - site to be visited as soon as possible.	Phil Vernon
PLE/16/0112	06.07.2016	Conditions of building and whether this is leading to anti-social behaviour and vermin	447 Burnley Road Colne Lancashire BB8 8LA	Site visited by building inspectors - premises secure and discussions ongoing with Land owner re renovation of property.	Phil Vernon
PLE/16/0113	07.07.2016	Alleged unauthorised development	9 Cuerden Street Colne Lancashire BB8 8HZ	Site to be visited w/c 25/07/2016	Phil Vernon
PLE/16/0115	08.07.2016	Breaking of material on the site and in the back street	15 Earl Street Colne Lancashire BB8 0SB		Neil Watson

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PLE/16/0116	08.07.2016	Appearance and condition of the shop	46-48 Glen Street Colne Lancashire BB8 9EW	Site visited photos taken.	Phil Vernon
PLE/16/0117	08.07.2016	Condition of property	Tower Buildings 2A Keighley Road Colne Lancashire BB8 0JL		Neil Watson
PLE/16/0127	26.07.2016	Alleged unauthorised change of use to takeaway.	11 Skipton Road Colne Lancashire BB8 0NQ		Mubeen Patel
PLE3182		The building has a tree growing out of the rear of the outbuilding and looks unsightly.	103 Skipton Road Colne Lancashire BB8 0NX	Letter sent to owner.	Neil Watson

File Ref	Received	Details	Location	Position	Officer
PLE3088	09.10.2015	Barn in alleged state of disrepair	Close House Farm Moss Houses Road Colne Lancashire BB8 7QJ	<p>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.</p> <p>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.</p> <p>Section 16 requisition answered - Owners now identified - Buidling Control Manager to now visit site with a view to serving notices and requirements.</p> <p>Building Control Manager has now visited the site and has sent letters to the now identified owners regarding work needed to be carried out.</p> <p>A meeting is now required with Legal Department as to which notices are appropriate to the circumstances before us to remedy the problem.</p> <p>Meeting held with Legal Department - Building enforcement notices have been prepared and revisit to site required to prepare Inventory for Section 215 Notice. All notices now in process of preparation by Legal Department for service on owners of Land.</p>	Phil Vernon
PLE3133	11.01.2016	Deposit of material	Land To Rear Of Hawley Street Khyber Street Colne Lancashire	Section 215 being prepared	Neil Watson
PLE3149	19.01.2016	Alleged untidy land	Land At Argyle Street Colne Lancashire BB8	Site visit carried out - letter sent to owner requesting land to be tidied. Land registry owner has informed officer that ownership has now changed by Auction. New Land registry check being carried out to determine new owner.	Phil Vernon

File Ref	Received	Details	Location	Position	Officer
PLE2825	05.12.2014	Alleged Unauthorised barn conversion	Land Adjacent To Carry Lane Colne Lancashire	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
PLE3021	14.07.2015	Alleged unauthorised extension to rear and possible change of use	8 R W & R M Iredale Albert Road Colne Lancashire 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. No reply to letter received. Last visit made in Feb, shop still closed. So far no evidence of change of use. Site visited again 30/06 - shop still closed, no alterations.	Mubeen Patel
PLE3125	04.01.2016	Alleged UPVC windows	Crown Hotel Albert Road Colne Lancashire 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

Report Author: Neil Watson
Planning, Building Control and Licensing Services Manager

Town Hall, Market Street, Nelson

Date: 26th July 2016