



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER  
 TO: COLNE & DISTRICT AREA COMMITTEE  
 COMMITTEE DATE:

**OUTSTANDING ENFORCEMENTS**

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

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. Notices served.</p>	Phil Vernon
PLE3125	04.01.2016	Alleged UPVC windows	Crown Hotel Albert Road Colne Lancashire BB8 0QD	<p>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.</p>	Mubeen Patel
PLE3133	11.01.2016	Deposit of material	Land To Rear Of Hawley Street Khyber Street Colne Lancashire	Section 215 being prepared	Neil Watson

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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. New owner identified from Liverpool who has now submitted an application to develop the land.	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/16/0078	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/16/0054	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
PLE/16/0069	03.06.2016	Alleged unauthorised erection of fence to rear of property	107 Keighley Road Colne Lancashire BB8 0QG	Fence erected to rear and side boundary wall. Site meeting held with owners, land levels are higher within the site than those outside. Heights of fence differ on various elevations due to this. Other examples of wall/fencing combinations in the row - invite retrospective app for those elements which require pp.	Lee Greenwood

File Ref	Received	Details	Location	Position	Officer
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/16/0082	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. No response received to letters - evening visit necessary when site is open.	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). Owner wishes to apply retrospectively - deadline of 31st Aug given for submission or removal.	Lee Greenwood
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/16/0113	07.07.2016	Alleged unauthorised development	9 Cuerden Street Colne Lancashire BB8 8HZ	Site to be visited w/c 229/08/2016	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/16/0119	14.07.2016	Alleged unauthorised fencing and ramp	125 Albert Road Colne Lancashire BB8 0BT	Site visit undertaken - photos taken - owner of premises consulted on site. Letter sent to owner with retrospective Planning Application forms. Agent has contacted enforcement officer stating that he is dealing with application which will be submitted shortly. Awaiting application.	Phil Vernon
PLE/16/0125	26.07.2016	Alleged unauthorised earthworks to create driveway.	31 Harrison Drive Colne Lancashire BB8 9SJ	Site visited, drive extended however could be P.D if permeable surface. Need to speak to owner.	Mubeen Patel
PLE/16/0127	26.07.2016	Alleged unauthorised change of use to takeaway.	11 Skipton Road Colne Lancashire BB8 0NQ	Site visited, site being used as a hot food takeaway therefore change of use and requires a planning application. Land registry to establish owner.	Mubeen Patel
PLE/16/0129	28.07.2016	Alleged untidy land.	Craven Garage Norfolk Street Colne Lancashire BB8 9JH	Some sections of land overgrown - others appear to be partially maintained. Land reg shows large sections unregistered, some land within LCC's ownership. Enquiries made with LCC as to relevant Dept/Officer to deal with matter.	Lee Greenwood

File Ref	Received	Details	Location	Position	Officer
PLE/16/0133	02.08.2016	Alleged unauthorised wagons, damage to kerb stones and unauthorised digging of neighbours garden.	Land To The West Of Knotts Drive Colne Lancashire	Letter to developers regarding issues and any related breaches - damage to highway referred to LCC.	Lee Greenwood
PLE/16/0137	05.08.2016	Alleged unauthorised kitchen extension to rear and flytipping.	5 Lune Street Colne Lancashire BB8 0HG	Site visited - kitchen extension built to rear - Building Regulations approval for extension gained. Building Inspector and file to be consulted before final decision made as to whether or not pp was required.	Phil Vernon
PLE/16/0150	25.08.2016	Alleged unauthorised display of advertisement sign.	Union Hotel Market Street Colne Lancashire BB8 0LL		Phil Vernon
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

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

Town Hall, Market Street, Nelson

**Date:** 31st August 2016