



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER  
 TO: COLNE AND DISTRICT COMMITTEE  
 COMMITTEE DATE: 6<sup>th</sup> October 2016

### OUTSTANDING ENFORCEMENTS

File Ref	Received	Details	Location	Position	Officer
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
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

File Ref	Received	Details	Location	Position	Officer
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/16/0113	07.07.2016	Alleged unauthorised development	9 Cuerden Street Colne Lancashire BB8 8HZ	Site visited - there is no breach of Planning in relation to buildings erected within the curtilage of the property to the rear. two sheds erected are permitted development. However some tidying up to the rear is required and the hosueholder has been requested to take action to tidy up and a further visit will be carried out in due course.	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. Application submitted and awaiting validation.	Phil Vernon
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.	Neil Watson

File Ref	Received	Details	Location	Position	Officer
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
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	Email sent 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. Drwaings submitted for building regs. show that extension requires Planning permisison. Owner to consulted.	Phil Vernon
PLE/16/0152	26.08.2016	Alleged breach of Condition relating to hours of opening.	2 West Street Colne Lancashire BB8 0HP		Lee Greenwood
PLE/16/0154	26.08.2016	Alleged untidy land.	Noyna Hall Farm Track Leading From Noyna Road To Parsons Farm Foulridge Colne Lancashire BB8 7QN	Site to be visited w/c 3/10/2016	Phil Vernon

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PLE/16/0155	24.08.2016	Alleged untidy land.	Street Record North Street Colne Lancashire	Site to ve visited w/c 3/10/2016	Phil Vernon
PLE/16/0158	30.08.2016	Alleged breach of Condition of Planning Permission 13/12/0588P relating to occupation of parking spaces on Stanley Street Car Park and hours of operation.	15 New Market Street Colne Lancashire BB8 9BJ	The car park is a long stay public car park and its use cannot be controlled by the planning conditions of 13/12/0588P. The conditions restrict the number of taxis that can be operated by the taxi business during the day to 5, which increases to 12 for the hours of 18:00 – 00:00, when they have access to dedicated parking on the car park. The taxi operator has been written to to establish whether this condition is being complied with. However, where the taxis are parked outside of their hours of operation cannot be controlled by the planning conditions.	Alex Cameron
PLE/16/0164	08.09.2016	Alleged change of use to beauty salon	Over 1 Richmond Court Market Street Colne Lancashire BB9 9HR		Lee Greenwood
PLE/16/0165	08.09.2016	Building demolished and condition of the land	Waller Hill Farm Waller Hill Foulridge Colne Lancashire BB8 7JZ	Site visited. Stone building was demolished some time ago. Some rubble remains on the site. Site is slightly overgrown but is in an acceptable condition overall. Owner to be contacted regarding the stone rubble and asked to remove it.	Kathryn Hughes

<b>File Ref</b>	<b>Received</b>	<b>Details</b>	<b>Location</b>	<b>Position</b>	<b>Officer</b>
PLE/16/0172	12.09.2016	Caravans	Agricultural Buildings South Of Broken Banks Carry Lane Colne Lancashire	Two letters have been sent to the developer.	Neil Watson
PLE/16/0185	19.09.2016	Alleged unauthorised use of rear yard area for commercial storage of building materials and waste.	82 Albert Road Colne Lancashire BB8 0AG		Alex Cameron
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. 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
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	Allotment Land To The North Of Argyle Street Colne Lancashire	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

File Ref	Received	Details	Location	Position	Officer
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.	Alex Cameron

**Report Author:** Neil Watson  
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**Date:** 26th September 2016