



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
 TO: COLNE & DISTRICT AREA COMMITTEE
 COMMITTEE DATE: 10th August, 2017

OUTSTANDING ENFORCEMENTS

File Ref	Received	Details	Location	Position	Officer
PLE/16/0172	12.09.2016	Caravans	Agricultural Buildings South Of Broken Banks Carry Lane Colne Lancashire	NW met the owner on site. One caravan is to be sold. One is going to another site. A planning application will be submitted for the unauthorised mobile home.	Neil Watson
PLE/16/0218	10.11.2016	Conditions of the land	Land Off Laithe Street Colne Lancashire	Contact with he owners resulted in another planning application being submitted which was granted pp.	Neil Watson
PLE/16/0255	15.12.2016	Alleged erection of gate posts and wooden gates. Field No 3226 Reedymoor Lane Colne Lancashire BB8 7LQ	Carry Bridge Farm Coal Pit Lane Trawden Colne Lancashire BB8 8NP	The gates are over 1m in height and adjacent to a highways and therefore require a planning application. A letter has been written to the owner requesting that an application is made.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/17/0150	09.02.2017	Alleged unauthorised use of land as domestic waste tip.	Hubbs House Farm Southfield Lane Southfield Colne Lancashire BB8 8HN	This is dealt with elsewhere on the agenda.	Neil Watson
PLE/17/0152	10.02.2017	Replacement windows in a conservation area	Crown Hotel Albert Road Colne Lancashire BB8 0QD	Meeting with the owner. Agreed that we would serve the enforcement notice and they will appeal our decision to refuse pp. In order not to place too much of a financial burden on the owner a 3 year compliance time would be given. Discussed replacing other windows and the top floor side window and advice given that in officers view a replacement with modern, but appropriate, materials would be supported. Await appeal decision and then determine what course of action to take.	Neil Watson
PLE/17/0267	15.03.2017	Alleged unauthorised installation of solar panels on roofslope.	Blue Bell Farm Skipton Old Road Colne Lancashire BB8 7ED	To be checked likely to be permitted development.	Kathryn Hughes
PLE/17/0268	15.03.2017	Alleged unauthorised erection of outbuildings.	Craigmore Keighley Road Colne Lancashire BB8 7HF	Further information to be obtained.	Mr Keith Stephenson

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PLE/17/0337	30.03.2017	Creation of a new access onto a classified road and creation of a track at Piked Edge Farm, Skipton Old Road, Colne	Piked Edge Farm Skipton Old Road Colne Lancashire BB8 7EP	Site visited and photographs taken. A new access was created in 2015 to accommodate one way system for Reach festival under supervision of LCC highways. Owner of Land spoken to by Planning Manager and owner states that a Planning application will be submitted. Awaiting application. 260717 Revisit site measurement and further photos obtained	Mr Keith Stephenson
PLE/17/0383	18.04.2017	Alleged unauthorised use as a cafe	27 Skipton Road Colne Lancashire BB8 0NQ	310717 1250 attend property which is an established cafe closed Monday and Tuesday enqs to continue. KS	Mr Keith Stephenson
PLE/17/0414	26.04.2017	Neighbour suggests the farmer is allowing the use of off-road motorbikes on agricultural land adjacent to her home	Hubbs House Farm Southfield Lane Southfield Colne Lancashire BB8 8HN	Investigation on going	Neil Watson
PLE/17/0478	15.05.2017	Alleged unauthorised erection of enclosure over part of road to create parking area.	2A Skipton Road Trawden Colne Lancashire BB8 8QS	Investigations continue into alleged breach	Alex Cameron
PLE/17/0525	26.05.2017	Conversion to HMO	21 Rimington Avenue Colne Lancashire BB8 9SQ	Investigations continue	Mr Keith Stephenson
PLE/17/0542	31.05.2017	Alleged unauthorised erection of decking/veranda and pergola to rear.	3 Derwent Close Colne Lancashire BB8 7DB	Investigations continue	Alex Cameron

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PLE/17/0543	02.06.2017	Alleged unauthorised demolition of attached barn/shed and erection of extension, excavations of adjoining field and untidy land.	The Goat House Rock Lane Keighley Road Trawden Colne Lancashire BB8 8RR	Site visit scheduled for week ending 040817	Mr Keith Stephenson
PLE/17/0550	02.06.2017	Alleged unauthorised enclosure of land with fencing and change of use to domestic curtilage.	1 Carr Road Colne Lancashire BB8 9LL	Site visit made, June 16th 2017 – Fences have been erected around the site, 1.8m in height – Land recently purchased by the owner of 1 Carr Road – Potential change of use issues also – Letter sent to the householder asking them to get in touch about the issue, June 16th 2017.	Mr Christian Barton
PLE/17/0589	12.06.2017	Alleged operation of a business	6 Ball Grove Drive Colne Lancashire BB8 7HY	Letter sent to householder, June 12th 2017 asking them to get in touch about the issue.	Mr Christian Barton
PLE/17/0690	10.07.2017	Alleged unauthorised siting of caravan.	Land To The South Of 117 Greenfield Road Colne Lancashire	Complaint relates to people occupying caravan within a barn. 1430 240717 Visit site unable at this time to safely visit due to isolated location further enq before further risk assessment. 1620 270717 spoke with complainant additional information that building is used between March and September where owner resides rest of year spent in Portugal.	Mr Keith Stephenson

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PLE/16/0281	10.07.2017	Alleged unauthorised erection of a chalet.	Land To The South Of 117 Greenfield Road Colne Lancashire	1400 Visit site located as garden plot outside of any residential curtilage, photograph new timber construction and large timber shed much older in appearance within the plot plus small greenhouse. Series of adjacent garden plots all with similar constructions of various size and materials. Although permission was required no impact on amenity of the area letter to be sent advising of position. 1605 270717 message left with IP no action to be taken letter to follow. 1615 Complainant advised by telephone. Owner arrives on site and discusses issue states the older construction is 5 years old and the new timber shed was constructed in mid June. Size is 4mx2m with 2.5 eaves and 3m ridge of timber construction. Owner states that he thought that PP was not required stated he had asked the Council about the larger hut before he built that and had been told it was OK nothing in writing. New shed required PP as not within curtilage of owners house at 115 Greenfield Road. KS considers that as it is amongst other similar garden building is not harmful to the amenity of the area and would have been permitted had it been within the owners curtilage. see photos.	Mr Keith Stephenson

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

Town Hall, Market Street, Nelson

Date: 2nd August 2017