



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER  
 TO: COLNE AND DISTRICT COMMITTEE  
 COMMITTEE DATE: 7<sup>th</sup> SEPTEMBER, 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	Allocated to new officer site visit to be undertaken	Mr Keith Stephenson

<b>File Ref</b>	<b>Received</b>	<b>Details</b>	<b>Location</b>	<b>Position</b>	<b>Officer</b>
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/17/0268	15.03.2017	Alleged unauthorised erection of outbuildings.	Craigmore Keighley Road Colne Lancashire BB8 7HF	Unable to access site attempt being made to contact owner	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
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 030817 Initial letter requiring application within 28days	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 090817 Research shows the property has been used for retail in past no evidence of A3 use. Letter to operator. 28 days to cease cafe operations or to submit change of use application. Can still operate as A1.	Mr Keith Stephenson
PLE/17/0525	26.05.2017	Conversion to HMO	21 Rimington Avenue Colne Lancashire BB8 9SQ	270717 investigations continue KS 210817 Land search submitted require owner for accompanied visit.	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	An area of raised decking has been erected to the rear of the garden, this appears to be over permitted development limits and is therefore unauthorised. The decking adversely impacts upon the privacy of adjoining house. A letter has been sent to the owner requiring that the decking is removed.	Alex Cameron

File Ref	Received	Details	Location	Position	Officer
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 – No response as of yet.	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 - - No response as of yet.	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. KS Awaiting clarification from complainant for exact location of the barn	Mr Keith Stephenson
PLE/17/0778	08.08.2017	Construction of new house	Cowfield Farm Burnley Road Trawden Colne Lancashire BB8 8PP	12.25 Attend site obtain photographs and details of large timber single storey construction. 240817 Formal enforcement action commenced Stop Notice and Enforcement Notice	Mr Keith Stephenson
PLE/17/0779	03.08.2017	Allege unauthorised, or inappropriate, new signage outside shop premises	121 Albert Road Colne Lancashire BB8 0BT		Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/17/0805	14.08.2017	Unauthorised Construction Of Decks To Property	The Gables Albert Road Colne Lancashire BB8 0AE	1215 Visit complainant for further details 180817 Application to be submitted for decks and change of use KS	Mr Keith Stephenson
PLE/17/0836	21.08.2017	Construction of motor repair garage	Land To The South Of 117 Greenfield Road Colne Lancashire	Site visit required	Mr Keith Stephenson
PLE/17/0852	23.08.2017	Unauthorised development	82 Albert Road Colne Lancashire BB8 0AG	Site visited by NW when unauthorised work was ongoing to put a temporary staircase in to deal with access to a HMO at first floor. NW advised that for a short term temporary basis no formal action would be taken, although the temporary structure was unacceptable. NW advised the owner that a wooden staircase would not be private. Site visited on 23/8/17. Wooden staircase had been erected externally. The staircase is not an appropriate design solution for the building or the conservation area. Enforcement action recommended.	Neil Watson
PLE/17/0853	23.08.2017	Unauthorised new doorway in a conservation area	103-105 Albert Road Colne Lancashire BB8 0BS		Neil Watson

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

Town Hall, Market Street, Nelson

**Date:** 30th August 2017