



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
 TO: WEST CRAVEN AREA COMMITTEE
 COMMITTEE DATE: 7th NOVEMBER, 2017

OUTSTANDING ENFORCEMENTS

File Ref	Received	Details	Location	Position	Officer
PLE/16/0035	25.04.2016	Alleged untidy land.	Glen Cottage Rainhall Crescent Barnoldswick Lancashire BB18 6BS	NW spoke to the person who is deemed to own it but the matter is in probate. The situation is that the owner wishes to invest in the property but the ownership is being contested. NW spoke to the solicitors dealing with the probate on 7/2/17. Letter sent 14/7/17 asking for information on progress. Head of legal services has asked probate solicitor for progress.	Neil Watson
PLE/16/0131	28.07.2016	Alleged unauthorised erection of storage unit for builders waste.	Garage Site Edith Street Barnoldswick Lancashire	Site visit carried out wooden fenced enclosure made. Owner of land to be traced and spoken to regarding the purpose and use of the small compound. 21/12/2016 Land Registry result completed and owner will now be contacted to establish use of compound. Land owner now contacted and meeting to be held week commencing 01/05/2017 270717 12.45 further site visit no change additional photos obtained compound containing building waste, 3.05m.x4m 2m in height of timber construction supported on concrete posts. KS Land Registry search to establish owner KS Enquires on going 210917	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/17/0057	16.01.2017	Rubble piled off private track.	Land To The North East Of Bashfield Farm Kelbrook Road Salterforth Lancashire	Site visit made - Land registry check being conducted to establish owner of land. Case passed to new officer site to be revisited to establish current position. KS 110917 Site condition has become worse with other unauthorised use of the land enqs continue. 110917 Site visit site which is approx 1/4 mile along private track not visible from road. Large area of arable land contains dumped earth, large quantity of tarmac scrappings up to 2m from ground level piles of old timber and timber crates along north west perimeter of land are piles of stone rubble. two vehicles no VRMs signage stating: This vehicle is not abandoned it is parked on private land contact the owner on 01282 813067 This appears to be directly connected with additional complaint PLE/17/0312 at adjacent caravan site Lower Green Hill Farm. Enqs continue 12.10.17 Land search requested.	Mr Keith Stephenson
PLE/17/0253	14.03.2017	Condition of building	Wardle Storey Offices School Lane Earby Lancashire	New application for permitted development received as a prelude to work being undertaken to convert it. Work on site has started with a view to completion by the end of the financial year.	Neil Watson
PLE/17/0270	16.03.2017	Condition of building.	75 Rainhall Road Barnoldswick Lancashire BB18 6AA	Some remedial work has been undertaken. Commitment by the owner to carry out renovation work on a wider scale starting in May. Site still untidy. Legal services have been instructed to serve a S215. Letter form legal to owners warning them of the action. EH pursuing further vermin control.	Neil Watson

File Ref	Received	Details	Location	Position	Officer
PLE/17/0312	23.03.2017	Allegations of unauthorised tipping, extension of garden onto agricultural land and breach of planning conditions	Caravan Site At Lower Green Hill Farm Kelbrook Road Salterforth Lancashire BB18 5TG	Investigations underway - site visit to be made. 210917 Xref with PLE/17/0057 Untidy land which is in adjacent field and appears directly connected with this case. Enq continue KS	Mr Keith Stephenson
PLE/17/0392	21.04.2017	Alleged new access road	Caravan Site Lower Greenhill Farm Kelbrook Road Salterforth Lancashire BB18 5TG	An unauthorised access has been formed from the access road to Bashfield Farm. This raises unacceptable potential highway safety issues, the caravan site has been written to requiring that it is closed and removed or a retrospective application submitted by 12th September. Update 11/09/2017: The owners of the site have agreed to remove the unauthorised access track; a completion date of 16th October has been agreed.	Alex Cameron
PLE/17/0919	12.09.2017	Contractors parking on Council land opposite their site	Development Land Off Long Ing Lane Barnoldswick Lancashire	NW spoke to the agents (12/9/17) and asked them to look into a solution for parking as well as getting vehicles off the Council owned land	Alex Cameron
PLE/17/0922	11.09.2017	The allegations refer to case number 13/15/0098P Full: Erection of building for agricultural machinery and feed store.	The Lodge Hollin Bank Farm High Lane Salterforth Barnoldswick Lancashire BB18 5SL	Outbuilding constructed in mirror image of approved plan and some 10m from approved site. Matter reviewed and owner required to submit a retrospective application for the building within 28 days of 30/09/17.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/17/0951	19.09.2017	Disturbance of car headlights from vehicles leaving construction car park and existing shrubs and trees being removed	Site Of Silentnight Holdings Plc Earby Road Salterforth Lancashire	Contacted developer to request consideration of screening for the car park. The removal of shrubs and trees has been agreed as per the approved plans and the fencing is standard during construction phase. The developer has responded that appropriate boundary treatment will be erected in due course in order to address the nuisance from car headlights.	Kathryn Hughes
PLE/17/1045	05.10.2017	Alleged unauthorised erection of detached building.	Back 52 - 28 Colin Street Barnoldswick Lancashire	Site to be visited to establish the issues.	Mr Keith Stephenson
PLE/17/1058	10.10.2017	Bakery business from residential property	56 - 58 Esp Lane Barnoldswick Lancashire BB18 5QQ	Attend property and discuss the business being operated from the premises with Alison Metcalfe. Business was intended to be small scale but has rapidly grown due to significant large scale orders. No noise issue No smell issue Deliveries and collections by large vehicles on a narrow unsuitable road causing disturbance to residents is an issue. Ms Metcalfe discussed new arrangements for drop off points away from premises. Offered advice for business support to find more suitable premises. Enquiries continue into impact on amenity of the area.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE3180	01.03.2016	Alleged unauthorised listed building development	15 King Street Barnoldswick Lancashire BB18 5UW	Site visited. Upvc windows installed to front and rear of Grade II Listed Building. Land Reg obtained and letter sent to owners advising LBC would not granted and that the development is not acceptable. Requested timescale for removal. Letter received bought at auction unaware listed. Further letter sent informing will proceed to prosecution if timeframe for suitable scheme and implementation is not forthcoming. Agreed responsibility. Scheme for Listed Building Consent expected within next 28 days. Details agreed application to be submitted within 14 days. Property is up for sale and the Estate Agent has been made aware of the situation. Application for LBC received and valid on 10th October and under consideration.	Kathryn Hughes

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

Town Hall, Market Street, Nelson

Date: 27th October 2017