



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER  
 TO: WEST CRAVEN AREA COMMITTEE  
 COMMITTEE DATE: 5<sup>th</sup> December 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/17/0057	16.01.2017	Rubble piled off private track. onto agricultural land.	Land To The North East Of Bashfield Farm Kelbrook Road Salterforth Lancashire	Case passed to new officer site to be revisited to establish current position. KS 110917 Site visit. 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. 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.  08.11.17 Further site visit storage of waste has increased. owner traced.  14.11.17 Letter to owner requiring clearance of land within 56 days (10.01.18)	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/17/0253	14.03.2017	Conditon 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	Conditon 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
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 02.10.17. 23.11.17 No response - Letter sent 7 days to respond or enforcement proceedings commence.	Mr Keith Stephenson
PLE/17/0947	15.09.2017	Alleged unauthorised erection of a porch	3 Taylor Street Barnoldswick Lancashire BB18 5HS	190917 Spoke with elderly owners of property who had believed the stone porch to be PD based upon incomplete internet research. Stone porch alongside curtilage with neighbour and front of porch 1.20m from highway. PP required. KS 260917 Letter to owner 28 days (261017) remove or apply. 05.10.2017 Application submitted 17/0587/HHO	Mr Keith Stephenson

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PLE/17/0951	19.09.2017	Disturbance of car headlights from vehicles leaving car park due to 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. Case Closed.	Kathryn Hughes
PLE/17/1173	31.10.2017	Unauthorised tree works	8 Birch Hall Lane Earby Barnoldswick Lancashire BB18 6JX	13.25 attend site no persons at property. Large sycamore tree felled in garden . photographed and measured. Information that works also carried on in adjoining field to number of trees site visited. Photos and survey of trees  15.11.17 Case reviewed with Neil Watson and Lee Johnson Tree Officer - although some trees were of little value agreed owner should replant three substantial replacement trees.  15.11.17 Letter to landowner/developer requesting site meeting to arrange replacements	Mr Keith Stephenson
PLE/17/1174	27.10.2017	Alleged unauthorised extension of domestic curtilage on to adjoining land and erection of fence.	5 Elm Close Salterforth Barnoldswick Lancashire BB18 5UB	Site to be visited.	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. Application for LBC received and under consideration.	Kathryn Hughes

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

Town Hall, Market Street, Nelson

**Date:** 27th November 2017