



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
TO: COLNE & DISTRICT AREA COMMITTEE
COMMITTEE DATE: 7th December, 2017

OUTSTANDING ENFORCEMENTS

File Ref	Received	Details	Location	Position	Officer
PLE/16/0152	26.08.2016	Alleged breach of Condition relating to hours of opening.	2 West Street Colne Lancashire BB8 0HP	Letters sent to owners - unaware of historic hours limitations. Officer monitoring undertaken and breach witnessed. Breach of Condition Notice served. Monitoring to be undertaken when compliance period expires.	Mr Keith Stephenson
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. The site is in a poor condition. Breach of condition notice to be pursued for the storage of items outside of the agreed area.	Neil Watson
PLE/16/0218	10.11.2016	Conditions of the land	Land Off Laithe Street Colne Lancashire	Contact with the owners resulted in another planning application being submitted which was granted pp.	Neil Watson

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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	Site visit completed 21.11.17 Large ornamental dog kennel constructed within 2m of curtilage requiring Planning Permission. Letter to owner requiring retrospective application 21.11.17 24.11.17 Application submitted (not yet validated)	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	<p>Site visited and photographs taken. A new access was created in 2015 to accomodate 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.</p> <p>260717 Revisit site measurement and further photos obtained 030817 Initial letter requiring application within 28days 110917 Above letter returned "please note this property is now in repossession of Barclays Bank" 200917 Letter to Barclays Bank requesting information. 22.11.17 No response from Barclays Bank property remains unoccupied and for sale.</p>	Mr Keith Stephenson
PLE/17/0383	18.04.2017	Alleged unauthorised use as a cafe	27 Skipton Road Colne Lancashire BB8 0NQ	<p>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. 220917 Application submitted and being processed. PLE/17/0491STC refers</p>	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
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 121017 Appeal lodged : Appeal Ref: APP/E2340/C/17/3186768	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	Photographs taken of shop frontage owner of premises spoken with this is a new Londis Convenience store franchise Owners contacted Advert Consent required for shop signage. 261017 Matter continues to be reviewed regarding legality of windows	Mr Keith Stephenson
PLE/17/0836	21.08.2017	Construction of motor repair garage	118 Greenfield Road Colne Lancashire BB8 9QU	180917 Owners informed Planning Permission required. Owner submitting application KS 24.09.17 Application Recieved GEN/16/05/2011/03	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. The developer has spoken to NW to try and agree a period of abeyance for enforcement. However the issue is that they wish to keep the current staircase which is not acceptable. Planning application has been received for the development.	Neil Watson

File Ref	Received	Details	Location	Position	Officer
PLE/17/0853	23.08.2017	Unauthorised new doorway in a conservation area	103-105 Albert Road Colne Lancashire BB8 0BS	Unlawful doorway opened. Developer has been asked to regularise it by making a planning application.	Neil Watson
PLE/17/0898	06.09.2017	collapsed stone wall	Land To The North Of Rosley Street Rosley Street Winewall Lancashire	Owners given 28 days in which to restore wall as the condition affects the amenity of the area. Completion by 091017 Site visit required to confirm works undertaken. 13.11.17 Site Visit wall somewhat improved_ Photos to be reviewed	Mr Keith Stephenson
PLE/17/1019	28.09.2017		37 North Valley Road Colne Lancashire BB8 9AQ		Mr Keith Stephenson
PLE/17/1036	02.10.2017	Caravan stored on land	Field 5469 South Of Slipper Hill Reservoir Slipper Hill Colne Lancashire	Plot of land has been formed into a domestic garden containing flowers plants, shelters, childrens swings, garden furniture etc. Green painted touring caravan on site no evidence of being actively lived in metallic green Audi estate on site. Land Registry Search - Previous history of similar activities leading to enforcement on site. 07.11.17 Letters to both owners 28 days to clear land and thenceforth cease use as domestic garden. .	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/17/1054	09.10.2017	Breach of Conditions 2 _ 3 of PP 13/15/0451P Use of land for Valetting and loss of car parking space.	The Annex Vivary Mill Vivary Way Colne Lancashire BB8 9NW	two poly tunnels being used for valetting on area reserved for staff parking by condition - valetting not permitted by condition 13.10.17 letter 7 days to cease operation. 16.10.17 Contact from owners wish to vary conditions time extended to 21 days for submission.	Mr Keith Stephenson
PLE/17/1072	17.10.2017	Alleged unauthorised erection of climbing frame in rear garden.	1 Ing Dene Avenue Colne Lancashire BB8 9PA	08.11.17 1425 visit property obtain photographs and measurements structure is 3m in height platform 2m. 09.15 14.11.17 Owner agrees to remove frame to area which will cause no overlooking issue.	Mr Keith Stephenson
PLE/17/1126	23.10.2017	Rubbish on land	1 Hagg Street Colne Lancashire BB8 8AW	Land to the rear of 1 Hagg - This area has been used for the depositing of large amounts of garden rubbish and household items. detrimental to area. 25.10.17 Land Registry search. Land Registry search reveals land owned by Pendle Borough Council. Request to waste services for land to be cleared.	Mr Keith Stephenson
PLE/17/1144	26.10.2017	Bottles/ cans etc in open field		1500 Visit site which is an isolated area of agricultural land not visible from any public area, however public footpath runs alongside the field allowing view of the debris. The area had been used for a rave type party 29/30 September and drink containers etc left in field. There is a significant harm to the countryside amenity.	Mr Keith Stephenson
PLE/17/1202	08.11.2017	Unauthorised Advert; size of advert and height above ground level.	2 Sun Street Colne Lancashire BB8 0JJ	Two large advert banners attached to building non-shop and above first floor window level.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/17/1247	21.11.2017	Alleged unauthorised operation of vehicle scrap yard business.	Corporation Farm Corporation Street Colne Lancashire BB8 8LB	Land clearance and levelling being undertaken and cars previously stored on land being cleared from site as development commences on the site.	Mr Keith Stephenson

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

Town Hall, Market Street, Nelson

Date: 28th November 2017