



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
TO: COLNE AND DISTRICT COMMITTEE
COMMITTEE DATE: 8th February 2018

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. 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
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

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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/17/0337	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	110917 Information property now repossessed by Barclays Bank 200917 Letter to Barclays Bank requesting information. 22.11.17 No response from Barclays Bank property remains unoccupied and for sale. 23.01.18 Land search enquiry received from unknown applicant enf enq placed on record to advise new owner and obtain details. Requirement is closure of the unauthorised access only	Mr Keith Stephenson
PLE/17/0778	08.08.2017	Construction of new house	Cowfield Farm Burnley Road Trawden Colne Lancashire BB8 8PP	240817 Formal enforcement action commenced Stop Notice and Enforcement Notice 121017 Appeal lodged : Appeal Ref: APP/E2340/C/17/3186768 Appeal pending	Mr Keith Stephenson

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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. 29.01.18 Matter continues to be reviewed regarding legality of windows	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
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

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PLE/17/0898	06.09.2017	collapsed stone wall	Land To The North Of Rosley Street Rosley Street Winewall Lancashire	<p>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.</p> <p>13.11.17 Site visit wall had been worked on but not sufficient to negate harm. 06.12.17 Case reviewed move to notice owner requires to undertake further works. 12.12.17 Site visit resurvey wall. NB most of wall under 1m owner could remove all this section without approval of lpa this could result in more harm to amenity than resolved. Further review required. 21.12.17 Case Reviewed Notice to be served requiring works to be completed to satisfaction of LPA.</p>	Mr Keith Stephenson
PLE/17/1036	02.10.2017	Caravan stored on land	Field 5469 South Of Slipper Hill Reservoir Slipper Hill Colne Lancashire	<p>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.</p> <p>07.11.17 Letters to both owners 28 days to clear land and thenceforth cease use as domestic garden.</p> <p>Site visit to be made Week Commencing 29.1.18.</p>	Mr Keith Stephenson

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PLE/17/1054	09.10.2017	Breach of Conditions 2 _ 3 of PP 13/15/0451P Use of land for Valeting and loss of car parking space.	The Annex Vivary Mill Vivary Way Colne Lancashire BB8 9NW	<p>two poly tunnels being used for valeting on area reserved for staff parking by condition - valeting not permitted by condition 13.10.17 letter 7 days to cease operation.</p> <p>Application refused 06.11.17 : Further correspondence between Planning Officer and Company.</p> <p>KST to make site visit week commencing 29.01.18 Establish if breaches have now ceased. 14.11.17 Application received for variation of conditions 17/0682/VAR 19.12.17 Pending Condition 16.10.17 Contact from owners wish to vary conditions time extended to 21 days for submission.</p>	Mr Keith Stephenson
PLE/17/1126	23.10.2017	Rubbish on land	1 Hagg Street Colne Lancashire BB8 8AW	<p>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.</p> <p>Land in question under control of PBC. Waste services requested to attend and remove items 18.12.17</p>	Mr Keith Stephenson

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PLE/17/1144	26.10.2017	Bottles/ cans etc in open field	Land To The South Of Grenfell Gardens Colne Lancashire	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. Site revisited 050118 No change. Further enqs made owner no longer lives at address on Land Registry. Enqs made and owner traced to Kent contacted 23.01.18 unaware of issue land rented to local farmer. Owner to arrange clearance within next three weeks.	Mr Keith Stephenson
PLE/17/1223	13.11.2017	Unauthorised Advert Hoarding	Street Record Vivary Way Colne Lancashire	The hoarding was erected by Barnfield Construction some years ago and has not been removed attracting new advertisers. The hoarding consists of street supports with single cross board and is not located on the highway. Although adverts have been successfully removed the hoarding remains.	Mr Keith Stephenson
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. 19.12.17 Site being monitored 2001.18 Site continues to be monitored during clearance	Mr Keith Stephenson
PLE/17/1298	30.11.2017	Unauthorised Advert - Tektoo Ltd	Street Record Harrison Drive Colne Lancashire	Banner type advert relating to Trawden Athletic Club_ also with details of Tektoo Ltd Computer Services. Attached to property railings alongside main highway conflicting with road signage	Mr Keith Stephenson

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PLE/17/1356	29.11.2017	Unauthorised Adverts	Vivary Mill Vivary Way Colne Lancashire BB8 9NW	29.1.18 10 advert posters around Mill on Wall Pillars Ownership details awaited	Mr Keith Stephenson
PLE/17/1374	18.12.2017	Siting of a shipping container	Land To The West Of 2 To 26 Hawley Street Khyber Street Colne Lancashire		Neil Watson
PLE/17/1379	19.12.2017	Burst pipe and untidy backyard	10 Hawley Street Colne Lancashire BB8 8AF	Inspected on 18/12/17. Untidy back yard which needs action. Reported significant water leak to United Utilities.	Neil Watson
PLE/17/1380	19.12.2017	Unauthorised external staircase	82 Albert Road Colne Lancashire BB8 0AG	DM Committee authorised enforcement action 17/12/17.	Neil Watson
PLE/18/0052	11.01.2018	Condition of building	45 Market Street Colne Lancashire BB8 0LJ		Neil Watson
PLE/18/0082	19.01.2018	Condition of building and stability of land	Scar Top Mill Church Street Trawden Colne Lancashire BB8 8RZ		Neil Watson

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PLE/18/0084	21.01.2018	Deposit of material	S S John Fisher And Thomas More Roman Catholic High School Gibfield Road Colne Lancashire BB8 8JT		Neil Watson
PLE/18/0085	22.01.2018	Alleged breach of Condition 8 (Construction Method Statement) of Planning Permission 17/0285/FUL.	Land South Of 60 Lane House Lane Trawden Lancashire	Under investigation.	Alex Cameron

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

Town Hall, Market Street, Nelson

Date: 31st January 2018