



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
 TO: COLNE AND DISTRICT COMMITTEE
 COMMITTEE DATE: 28th March, 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. Instruction given to legal services to serve a breach of condition notice 16/3/18. Letter sent to owner giving 14 days to apply for the retention of the caravan.	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. Owners are still Maro who indicated (19/3/18) that they will go and look at the condition of the land at the start of April.	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

File Ref	Received	Details	Location	Position	Officer
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. Enforcement Notice to be served on top floor windows.	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 19.03.18 Ownership remains untraced.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
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 legallity 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. PP refused. Agreement with owner about timescale for removal. Enforcement Notice to be issued in line with that agreement.	Neil Watson

File Ref	Received	Details	Location	Position	Officer
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. 220218 Matter awaiting service of notices by Legal Dept. 190318 Following advisory letter from Legal of pending notice owner contacts Enforcement Officer stating additional works carried out on wall. Site visit planned for week commencing 190318</p> <p>19.03.18 Awaiting service of notice</p>	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
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.</p> <p>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>050218 Reliable information that the owners now live on a barge but no other details known.</p>	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	<p>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.</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> <p>09012018. Application refused.</p> <p>090218 Full application to be submitted relating to the property enforcement pending submission until 090318</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 19.03.18 Check with complainant no works commenced to clear land, further email to Waste Services.</p>	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
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 steel 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 19.03.18 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. Letter requiring removal.	Mr Keith Stephenson
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/17/1379	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. Water leak ceased. Land registration to find owner.	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. Agreement with owner to replace and the timescale to do that. Enforcement notice to be issued with that agreed timescale in place.	Neil Watson

File Ref	Received	Details	Location	Position	Officer
PLE/18/0052	11.01.2018	Condition of building	45 Market Street Colne Lancashire BB8 0LJ	Instruction to legal to serve S215 Notice. Legal sent letter to owners who do not want to act. S215 now to be proceeded with.	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	This is complex but is now being dealt with largely by the Insurance companies. Building control are monitoring.	Neil Watson
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	School have agreed to remove the material when the weather improves	Neil Watson
PLE/18/0176	19.02.2018	Alleged breach of Condition 2 of Planning Permission 17/0468/FUL - Failure to build in accordance with the approved plans by inserting additional window opening in first floor elevation and not installing obscure glazing.	Church Hall Church Street Trawden Lancashire	22.02.18 Condition 2 now complied with - materials submitted Amended application to be submitted following changes made due to discovery of previous works to building.	Mr Keith Stephenson
PLE/18/0221	28.02.2018	Installation of two upvc windows	Crown Hotel Albert Road Colne Lancashire BB8 0QD	Enforcement Notice to be served.	Mrs Rosemary Lyons

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

Date: Town Hall, Market Street, Nelson
20th March 2018