

**REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING
SERVICES MANAGER**

TO: BRIERFIELD AND REEDLEY COMMITTEE

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**PLE/18/0536 UNAUTHORISED USE OF STORAGE BUILDING TO REAR OF
COMMERCIAL STREET, BRIERFIELD**

PURPOSE OF REPORT

To inform members of the Enforcement Investigation carried out at the property.

RECOMMENDATIONS

(1) To note the report and agree that no further formal action be taken

REASONS FOR RECOMMENDATIONS

(1) The planning breach found at the property has now ceased.

ISSUES

- 1 On 16 May 2018 a member of the public reported the operation of a car washing/valeting business at a property to the rear of Commercial Street, Brierfield, on land between Arthur Street and Humphrey Street. The property, a former laundry, has an authorised use only for Storage/Distribution. The work being carried out was therefore unauthorised and a breach of planning control. The complainant stated that the noise and activity was causing a nuisance to her enjoyment of her home and was injurious to health
- 2 It was not until 29 May that the Planning Enforcement Officer, Keith Stephenson, found an active use at the property. The property was found to contain 5 cars and an employee of a local business valeting one of the cars. A commercial pressure washer was located inside the building, together with washing chemicals.

- 3 The owner of the company attended, joined shortly afterwards by Cllr. Ahmed. It was explained that the use of the building for the purpose of car washing and valeting was unauthorised and should cease immediately.
- 4 On the morning of Monday 4 June Mr Stephenson received information that the operation of the car wash had continued over the weekend. A letter was delivered immediately to the owner of the property requiring the breach to cease. The operator was contacted by telephone and Mr Stephenson met him at the site where the consequences of a continued breach were emphasised.
- 5 To date there has been no further contact from complainants and the site was revisited at 3pm on 19 June when the property was found to be locked and unattended.
- 6 Enforcement action took the form of explanation to the operator of the breach and the consequences of continuing and a formal letter to the owner of the property. Should such a breach occur again formal enforcement action would be requested to deal with it. It is the opinion of the enforcement officer that the operator now fully aware of the lawful use of the property and has an understanding of possible enforcement action should a breach occur.

Recommendation

It is recommended that no further action be taken.

IMPLICATIONS

Policy: None

Financial: None arising directly from the report.

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: None arising directly from the report.

Sustainability: None arising directly from the report.

Community Safety: None arising directly from the report.

Equality and Diversity: None arising directly from the report.