



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
 TO: COLNE & DISTRICT COMMITTEE
 COMMITTEE DATE: 5th JULY, 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 served requiring adherence to the approved storage 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. 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

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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. Enforcement Notice to be served on top floor windows (see PLE/18/0021).	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 recod to advise new owner and obtain details. Requirement is closure of the unauthorised access only 19.03.18 Ownership remains untraced. 26.06.18 Enquires continue ownership may have returned to previous owners awaiting Land Registry Confirmation.	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	240817 Formal enforcement action commenced Stop Notice and Enforcement Notice 121017 Appeal lodged : Appeal Ref: APP/E2340/C/17/3186768 16.01.18 Application for retention of building submitted 18/0043/FUL decision date 06.04.2018 Appeal scheduled for September	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.	Mrs Rosemary Lyons

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 Serach - 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.</p> <p>050218 Reliable information that the owners now live on a barge but no other details known. 17.04.18 Site visited no persons on site large empty orange tent now erected at property. 15.06.18 Information obtained as to location of owners barge. enqs continue.</p>	Mr Keith Stephenson
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 areaq reserved for staff parking by condition - valletting 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>23.04.18 New application for variation of conditions received 18/0292/VAR pending consideration.</p>	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. 200418 although land at top of site cleared the low end is clearly being used for storage of vehicles, vehicle parts and containers. Initial warning letter to be sent 28 days to clear site of vehicles etc. 19.03.18 Site continues to be monitored during clearance 15.06.18 Site not cleared further action to require 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/18/0020	10.01.2018	Two trees removed. Trees to be replaced.	Land To The West Of 2 To 26 Hawley Street Khyber Street Colne Lancashire	Appeal lodged and dismissed.	Lee Johnson

File Ref	Received	Details	Location	Position	Officer
LE/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. Section 215 Notice has now been served (20/4/18).	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/18/0221	28.02.2018	Installation of two upvc windows	Crown Hotel Albert Road Colne Lancashire BB8 0QD	21.03.18 Notice served restoration of two windows to be completed by 21/09/2018.	Mrs Rosemary Lyons
PLE/18/0296	19.03.2018	Conditon Of Property	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 reg search to find owner.	Neil Watson

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PLE/18/0361	04.04.2018	Alleged unauthorised use as A3 Cafe	48 Market Street Colne Lancashire BB8 0HS	Property visited and operating in breach as a cafe not retail. Following Review 190418 case to reviewed again 010818 NPW	Mr Keith Stephenson
PLE/18/0446	23.04.2018	Alleged car sales	Greenfield House Greenfield Road Colne Lancashire BB8 9PE	No advertisement on exterior appears only 6 cars on site. Web site has 7 cars for sale sales at property only by appointment. Further enquiries to be made	Mr Keith Stephenson
PLE/18/0447	23.04.2018	Alleged unauthorised change of use of agricultural huts to joinery business, storage of non-agricultural items and untidy land.	Hey Fold County Brook Lane Foulridge Colne Lancashire BB8 7LS	23.04.18 Area of agricultural land contains store huts and compound for storage of waste metal. Large amount of timber and large timber toys under construction on site with appearance of business connection. Land Owner to be traced.	Mr Keith Stephenson
PLE/18/0491	08.05.2018	Unauthorised Advert - Salmon Plasterers	302 Burnley Road Colne Lancashire BB8 8JN	Unauthorised Advert on residential gable property owner given 14 days to remove , advertiser 7 days. 12.06.18 10.06.18 Advertiser claims signage being in position in excess of 10 yrs awaiting evidence of date.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/18/0492	09.05.2018	Alleged unauthorised storage of static home on track and untidy land.	5 Park Cottages Hollin Hall Trawden Colne Lancashire BB8 8PT	16.05.18 Site visit. Small area of agricultural land in isolated location traced. Large amount of building materials, household materials two vehicle bodies and a large mobile home (not occupied) abandoned on site. Land search commenced for action to remove all items.	Mr Keith Stephenson
PLE/18/0493	09.05.2018	Alleged unauthorised operation of car sales business.	Alderhurst Farm Hollin Hall Trawden Colne Lancashire BB8 8PT	16.05.2018 Site visit reveals large number of vehicle son site, none appear to be in a saleable condition. Some evidence of possible vehicle repair works nothing to suggest commercial, no signage etc. Enquiries continue.	Mr Keith Stephenson
PLE/18/0494	09.05.2018	Unlawful assembly and leisure use	Unit 5A The Foundry Riverside Mill Greenfield Road Colne Lancashire	Events took place over the bank holiday weekend starting 5th May 2018. Organisation was informed pp was needed prior to the event but the event took place. Planning application submitted.	Neil Watson
PLE/18/0513	11.05.2018	Derelict caravan	Hubbs House Farm Southfield Lane Southfield Colne Lancashire BB8 8HN	Derelict caravan on the land. Instruction to legal to serve notice given 11/5/18.	Neil Watson
PLE/18/0514	11.05.2018	Construction not In Accordance With Plans	25 Alma Avenue Foulridge Colne Lancashire BB8 7NS	21.05.18 Property viewed from complaints property, although initial query relates to height of building this appears to be in accordance with plans. Further visit to site to be made re other issues.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/18/0559	24.05.2018	Alleged unauthorised creation of access track.	Street Record Back Lane Trawden Lancashire	050618 26m track across agricultural land and large excavation amounting to engineering works for unknown purpose. Ownership being traced.	Mr Keith Stephenson
PLE/18/0598	04.06.2018	Alleged unauthorised siting of caravan and erection of fencing.	Lower Broach Farm Skipton Road Colne Lancashire BB8 7NN	Site to be visited week commencing 25.06.18	Mr Keith Stephenson
PLE/18/0599	05.06.2018	Alleged unauthorised operation of car sales	Former Corporation Farm Corporation Street Colne Lancashire BB8 8LB	Site visited 110618 Noted 8 cars offered for sale from site previous planning approval, 13/15/0050P, requires conditions discharge. Enqs continue.	Mr Keith Stephenson
PLE/18/0634	12.06.2018	Condition of the building	The Pump House Skipton Old Road Colne Lancashire	The owner has been contacted by letter to ask that the site is secured.	Neil Watson
PLE/18/0635	12.06.2018	Condition of house and walls in conservation area	Hey Royd Farm Skipton Old Road Colne Lancashire BB8 7AD	The owner has been contacted asking that repairs are carried out. No satisfactory response. Final warning letter sent 11/6/18.	Neil Watson
PLE/18/0663	19.06.2018	Alleged breach of Condition 2 of Planning Permission 13/13/0456P - Failure to build in accordance with approved plans by increasing size of garage.	9 Boulsworth Grove Colne Lancashire BB8 0PY	Site Visit week commencing 25.06.18	Mr Keith Stephenson

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PLE/18/0676	22.06.2018	Alleged formation of excavation work and unauthorised drop kerbs for vehicular access on highway to north of Breeze Cottage	Breeze Cottage Skipton Old Road Foulridge Colne Lancashire BB8 7QA	Site Visit week commencing 25.06.18	Mr Keith Stephenson

Report Author: Neil Watson
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Town Hall, Market Street, Nelson

Date: 26th June 2018