



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
 TO: WEST CRAVEN AREA COMMITTEE
 COMMITTEE DATE: 7 August 2018

OUTSTANDING ENFORCEMENTS

File Ref	Received	Details	Location	Position	Officer
PLE/16/0035	25.04.2016	Alleged untidy land.	Glen Cottage Rainhall Crescent Barnoldswick Lancashire BB18 6BS	NW spoke to the person who is deemed to own it but the matter is in probate. The situation is that the owner wishes to invest in the property but the ownership is being contested. NW spoke to the solicitors dealing with the probate on 7/2/17. Letter sent 14/7/17 asking for information on progress. Head of legal services has asked probate solicitor for progress. Further letter sent 16/3/18.	Neil Watson
PLE/17/1173	31.10.2017	Unauthorised tree works	8 Birch Hall Lane Earby Barnoldswick Lancashire BB18 6JX	30.11.17 Contact made with Company - agree to requirements of replanting of three substantial trees on the site to be submitted and conditioned on plans to be approved on 05.12.17. 06.12.17 Amended plans arrive at Planning Office after Committee Approval. Tree replacement order drawn up to ensure tree planting.	Lee Johnson
PLE/17/1244	20.11.2017	Fence to side extending garden onto public footpath	54 Aspen Grove Earby Barnoldswick Lancashire BB18 6LS	1450. Photographs and measurements obtained. Indications that large section of public land adjacent to the garden has been enclosed by new fence 1.1m in height alongside but not obstructing public footpath. 200718 Enquires continue.	Mr Keith Stephenson

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PLE/17/1329	05.12.2017	Alleged untidy land.	Land Adjacent Number 4 Applegarth Barnoldswick Lancashire	<p>Site visited 13.12.17 Untidy land due to building materials and other detritus on either side of lane. Only harmful to amenity if the lane is public access.</p> <p>29.01.18 Check of Definitive Map on Mario re public footpaths. The lane is not marked as public footpath and leads to private house therefore no public amenity harm. Now consider change of use of land to storage of building materials and vehicle Land Search required to progress. Submitted 29.1.18</p> <p>100418 Information that land ownership has changed awaiting land registry update on ownership.</p> <p>020718 New Ownership established -</p> <p>24.07.18 Letter to owner 28 days to clear land of builders equipment, vehicles etc.</p>	Mr Keith Stephenson

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PLE/18/0487	08.05.2018	Extent Of Work for 13/15/0139P	Horrocks House Farm Brogden Lane Barnoldswick Lancashire BB18 5XE	<p>Site vist - 090518 - Large are of grassland to west of existing farm buildings had seen deposit of around 5,000 tons of clean waste for purpose of infilling land to a depth of up to 6m. Permission for such engineering works is required. Has permission for construction of large agricultural building on site but no mention was made of changes in ground levels. Owner intends to create level lanmd for 2nd large agricultural building and level fold yard for storage of fodder and trackway to rest of farm.</p> <p>Matter reviewed and decision that all works should stop on levelling area until approval sought and decision made. Construction of the approved building can continue.</p> <p>Liason with owner continues. Application to be submitted. 20.06.18</p> <p>Application submitted 110718 but fails to address breach of planning by altering levels on the land. Further ens to be made.</p>	Mr Keith Stephenson
PLE/18/0546	21.05.2018	Alleged Unauthorised use of garages for various commercial business uses; plumbing business (top), double glazing business (bottom) and an engineering business.	Garage Site South East Of Eastwood Terrace Weets View Barnoldswick Lancashire	<p>Site visited, the garages appear to be lock ups in former agricultural building with what appears to be long term use as small business stores/workshops. Ownership of properties obtained. Enquiries continue.</p> <p>Enqs continue into ownership of properties. 20.06.18</p>	Mr Keith Stephenson
PLE/18/0548	22.05.2018	Alleged breach of Condition 15 (Hours of construction work on site) of Planning Permission 13/15/0284P.	Site Of Silentnight Holdings Plc Earby Road Salterforth Lancashire	Developer contacted and made away of complaints. Response received stating that the site manager has been made aware of complaints.	Kathryn Hughes

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PLE/18/0711	29.06.2018	Work ongoing on site relating to bridge work and conversion of building.	North Block Wardle Storey Offices School Lane Earby Lancashire	Agent has been contacted regarding work to the bridge and outstanding conditions. The site is being monitored by the EA regarding flood risk and further information on the current planning application is expected shortly.	Kathryn Hughes
PLE/18/0721	02.07.2018	17/0294/HHO not built in accordance with the approved plans.	Stoopes Farm Old Stone Trough Lane Kelbrook Barnoldswick Lancashire BB18 6UE		Neil Watson
PLE/18/0728	04.07.2018	Development Not In Accordance With Planning Approval	Stoopes Farm Old Stone Trough Lane Kelbrook Barnoldswick Lancashire BB18 6UE	Planning permission was granted for an outbuilding. The building has been started but an inspection has revealed it has been built closer to the site boundary than the approved position. The owner has been asked to regularise the situation and has been advised to cease work until the matter is resolved.	Alex Cameron
PLE/18/0746	06.07.2018	Alleged unauthorised roof terrace above garage	24 Wellhouse Road Barnoldswick Lancashire BB18 6DD	16.07.18 Site visit reveal flat roof of garage has timber balustrade and first floor access point. Formation of raised platform required planning permission. Enqs Continue.	Mr Keith Stephenson
PLE/18/0751	11.07.2018	UNtidy Conditon of land	Electricity Substation To The East Of 4 Earby Road Salterforth Lancashire	Letter to utility company 10/7/18 asking for the site to be tidied.	Neil Watson

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PLE/18/0758	11.07.2018	Alleged Unauthorised use of garages for various commercial business uses; plumbing business (top), double glazing business (bottom) and an engineering business.	Garage Site South East Of Eastwood Terrace Weets View Barnoldswick Lancashire	Land Searches on case PLE/18/0546 establish two owners over several properties. This case created to deal with matter seperately. 11.07.18 KST	Mr Keith Stephenson
PLE/18/0767	17.07.2018	Alleged unauthorised conversion of house into four self-contained bedsits with shared downstairs living area.	11 Montrose Terrace Barnoldswick Lancashire BB18 5NG	NW called the builder to discuss on 19/7/18.	Mr Keith Stephenson

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

Town Hall, Market Street, Nelson

Date: 24th July 2018