



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER  
 TO: WEST CRAVEN AREA COMMITTEE  
 COMMITTEE DATE: 4<sup>th</sup> September, 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. Matter referred to Housing to take the CPO request forward.	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	Builders materials vehicles etc stored on land without change of use. 24.07.18 Letter to owners 14 days to clear land of builders equipment, vehicles etc.	Mr Keith Stephenson
PLE/18/0487	08.05.2018	Extent Of Work for 13/15/0139P	Horrocks House Farm Brogden Lane Barnoldswick Lancashire BB18 5XE	<p>Site visit - 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 land 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>Liaison 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 enq 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

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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 aware of complaints. Response received stating that the site manager has been made aware of complaints. Site has been monitored. No breach has occurred during that period.	Kathryn Hughes
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 has been received and a decision on the planning application is expected shortly.	Kathryn Hughes
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 Condition 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. No response. Instruction to legal to serve a S215 Notice	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 separately. 11.07.18 KST	Mr Keith Stephenson
PLE/18/0823	07.08.2018	Alleged unauthorised installation of extractor fans and chimney on building.	Hope Mill Calf Hall Road Barnoldswick Lancashire BB18 5PX	Site has been visited and further investigations are underway.	Mr Keith Stephenson
PLE/18/0837	08.08.2018		Site Of Silentnight Holdings Plc Earby Road Salterforth Lancashire	Complaint from member of public that work is being carried out prior to 0730 which is contrary to condition of approval Works to be between 0800 and 1800	
PLE/18/0853	10.08.2018	Alleged unauthorised erection of a detached summerhouse on land adjacent Earby Beck.	Street Record Duxbury Street Earby Lancashire	Site had been visited and further investigations are underway.	Mr Keith Stephenson
PLE/18/0869	14.08.2018	Alleged unauthorised erection of fencing and extension of garden area to side of dwelling.	35 Chapman Court Barnoldswick Lancashire BB18 5EE	Site had been visited and further investigations are underway.	Mr Keith Stephenson
PLE/18/0887	20.08.2018	Alleged breach of condition no. 4 of planning permission 18/0094/HHO - obscure glazing on north and west elevations of extension.	3-5 Town Head Barnoldswick Lancashire BB18 5QG		

File Ref	Received	Details	Location	Position	Officer
PLE3180	01.03.2016	Alleged unauthorised listed building development	15 King Street Barnoldswick Lancashire BB18 5UW	Site visited. Upvc windows installed to front and rear of Grade II Listed Building. Land Rag obtained and letter sent to owners advising LBC would not granted and that the development is not acceptable. Requested timescale for removal. Letter received bought at auction unaware listed. Further letter sent informing will proceed to prosecution if timeframe for suitable scheme and implementation is not forthcoming. Agreed responsibility. Application for LBC received and approved November, 2017. Owner has undertaken to complete the works by the end of June, 2018. Letter received from agent stating works are now expected to completed in November this year. Legal have been instructed to serve an enforcement notice to ensure the works are carried out within this time period.	Kathryn Hughes

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

Town Hall, Market Street, Nelson

**Date:** 24th August 2018