



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
 TO: COLNE & DISTRICT COMMITTEE
 COMMITTEE DATE: 6th SEPTEMBER, 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

File Ref	Received	Details	Location	Position	Officer
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. 26.06.18 Enquires continue ownership may have returned to previous owners awaiting Land Registry Confirmation.	Mr Keith Stephenson
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	Alex Cameron

File Ref	Received	Details	Location	Position	Officer
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. Appeal received.	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, children's 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. 17.04.18 Site visited no persons on site large empty orange tent now erected at property.</p> <p>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 Valeting and loss of car parking space.	The Annex Vivary Mill Vivary Way Colne Lancashire BB8 9NW	<p>two poly tunnels being used for valeting on area reserved for staff parking by condition - valeting not permitted by condition</p> <p>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>23.0718 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. 230718 Awaiting ownership details	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/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
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. Section 215 Notice has now been served (20/4/18).	Neil Watson

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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. Site being re-inspected in August	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/18/0361	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 enqs to be made	Mr Keith Stephenson

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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. Further site visits recording new metals and fires. 23/07/18 Awaiting Ownership details.	Mr Keith Stephenson
PLE/18/0492	09.05.2018	Alleged unauthorised storage of static home on track and untidy land.	Land To The South West Of Park Cottages Hollin Hall Trawden Lancashire	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/18/0513	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. Notice to be complied with by 21st August.	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. Application to amend plans received 12.07.18	Mr Keith Stephenson
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

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PLE/18/0599	05.06.2018	Alleged unauthorised operation of car sales	Former Corporation Farm Corporation Street Colne Lancashire BB8 8LB	Site visited 11/06/18 Noted 8 cars offered for sale from site previous planning approval, 13/15/0050P, requires conditions discharge. Enqs continue. 09/07/18 Letter to land owners cease car sales within 3 days.	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. Notice served under the building act requiring the building to be secured.	Neil Watson
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	28.06.18 Site visit reveals area of land adjacent to property has been excavated to provide parking spaces. Road is classified requiring prior approval for access and change of use of the land. Application to be submitted within 28 days of 13.0718	Mr Keith Stephenson
PLE/18/0727	04.07.2018	Condition Of Walls And Farmhouse	Hey Royd Farm Skipton Old Road Colne Lancashire BB8 7AD	Owner has indicated the walls will be repaired immediately and the farmhouse will be looked at over the summer holidays.	Neil Watson

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PLE/18/0745	06.07.2018	Unauthorised erection of a fence	6 Keighley Road Laneshawbridge Colne Lancashire BB8 7HU	The fence is circa 2m high immediately adjacent to the footpath which is a substandard width footway. The fence blocks visibility for the occupier of the dwelling and is severely substandard. Letter to the owner 6/7/18 and follow up letter on 25/7/18 asking for discussions on the situation but no response to date. The development has occurred in the last 4 years and is not immune from enforcement action. The substandard nature of the visibility splay is such that enforcement action would be necessary and appropriate in the interests of public safety. Owner has now contacted us to start discussions.	Neil Watson
PLE/18/0754	11.07.2018	Alleged unauthorised installation of aerial to side of dwelling house.	39 Alma Avenue Foulridge Colne Lancashire BB8 7NS	Site has been visited and owner made aware that the aerial needs permission and is obtrusive in the streetscene. Agreed reduce height or submit application.	Mr Keith Stephenson
PLE/18/0816	06.08.2018	Works to trees in Conservation Area	20 Holme Crescent Trawden Colne Lancashire BB8 8RE	Site visited and trees have been felled within conservation area. Investigations continue.	Lee Johnson
PLE/18/0836	07.08.2018	Trees being cut down in newly acquired garden adjacent to Oakfield. Skipton Old Road. Trees are a mix of Conservation Area and TPO.	Oakfield Skipton Old Road Colne Lancashire BB8 7AE	Investigations continue.	Lee Johnson
PLE/18/0838	09.08.2018	Banner Advert - Bombay Lounge	95 Skipton Road Colne Lancashire BB8 0NU	Banner sign on gable of property. Attempt to contact owner to make aware requires consent or remove.	Mr Keith Stephenson

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PLE/18/0900	23.08.2018	Alleged unauthorised erection of detached outbuilding and fencing to rear of 1-3 Parkinson Terrace.	1 Parkinson Terrace Trawden Colne Lancashire BB8 8PA	Site to be visited to establish if unauthorised development has occurred.	Mr Keith Stephenson
PLE/18/0902	24.08.2018	Unauthorised work alleged	7 Carriers Row Trawden Colne Lancashire BB8 7JD	Site to be visited to establish nature of the complaint.	Mr Keith Stephenson

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

Town Hall, Market Street, Nelson

Date: 28th August 2018