



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER  
 TO: WEST CRAVEN AREA COMMITTEE  
 COMMITTEE DATE: 2<sup>nd</sup> OCTOBER, 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

File Ref	Received	Details	Location	Position	Officer
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.  11.09.2018 Enquires continue.	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	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.  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.  Liaison with owner continues. Application to be submitted. 20.06.18  Application submitted 110718 but fails to address breach of planning by altering levels on the land. 11.09.18 still no submission of application for the engineering works to the land to be followed up.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
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	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.  05.09.18 Letter to owners requesting details of use of properties.	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 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.  Additional monitoring by officer 0700 to 0800 no persons on site. 090818	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.  Application submitted 18.07.18 in relation to works. Pending determination. 11.09.18	Alex Cameron

File Ref	Received	Details	Location	Position	Officer
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/18/0758	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 05.09.18 Letter to owner of property requesting details of property use.	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/18/0853	10.08.2018	Alleged unauthorised erection of a detached summerhouse on land adjacent Earby Beck.	Street Record Duxbury Street Earby Lancashire	Application submitted for erection of greenhouse/shed. 10.9.18	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	Investigations are continuing.	Mr Christian Barton

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

**Date:** 20th September 2018