



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER  
 TO: COLNE AND DISTRICT COMMITTEE  
 COMMITTEE DATE: 3<sup>rd</sup> October 2018

### OUTSTANDING ENFORCEMENTS

| File Ref    | Received   | Details   | Location   | Position   | Officer     |
|-------------|------------|---|--|--|-------------|
| PLE/16/0172 | 12.09.2016 | Caravans  | Agricultural Buildings<br>South Of Broken Banks<br>Carry Lane<br>Colne<br>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<br>Laithe Street<br>Colne<br>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<br>Southfield Lane<br>Southfield<br>Colne<br>Lancashire<br>BB8 8HN  | This is dealt with elsewhere on the agenda.  | Neil Watson |
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|-----------------|-----------------|---|--|---|---------------------|
| 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<br>Skipton Old Road<br>Colne<br>Lancashire<br>BB8 7EP      | 26.06.18 Enquires continue ownership may have returned to previous owners awaiting Land Registry Confirmation.<br>Enqs continue into ownership 10.09.18   | Mr Keith Stephenson |
| PLE/17/0778     | 08.08.2017      | Construction of new house   | Cowfield Farm<br>Burnley Road<br>Trawden<br>Colne<br>Lancashire<br>BB8 8PP | 240817 Formal enforcement action commenced<br>Stop Notice and Enforcement Notice<br>121017 Appeal lodged : Appeal Ref:<br>APP/E2340/C/17/3186768<br>16.01.18 Application for retention of building submitted 18/0043/FUL decision date 06.04.2018<br>Appeal scheduled for September | Alex Cameron        |
|                 |                 |   |  |   |                     |

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| PLE/17/0852 | 23.08.2017 | Unauthorised development | 82 Albert Road<br>Colne<br>Lancashire<br>BB8 0AG                                     | <p>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.</p> <p>Enforcement Notice issued 07.05.18 taking effect 19.07.18 time for compliance 9 months.</p> <p>Appeal made by owners against Enforcement Notice.</p> | Mr Christian Barton |
| PLE/17/1036 | 02.10.2017 | Caravan stored on land   | Field 5469 South Of<br>Slipper Hill Reservoir<br>Slipper Hill<br>Colne<br>Lancashire | <p>15.06.18 Information obtained as to possible location of owners barge. enqs continue.</p> <p>Review of actions to be taken previous action on the land has been via s215 procedure, although land cleared, issue recurs, possible long term solution deal with as an unauthorised change of use of land agriculture to domestic garden.</p> <p>10.09.18</p>  | Mr Keith Stephenson |
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| PLE/17/1247 | 21.11.2017 | Alleged unauthorised operation of vehicle scrap yard business. | Corporation Farm<br>Corporation Street<br>Colne<br>Lancashire<br>BB8 8LB    | <p>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.</p> <p>Initial warning letter to be sent 28 days to clear site of vehicles etc.</p> <p>19.03.18 Site continues to be monitored during clearance</p> <p>15.06.18 Site not cleared further action to require clearance.</p> <p>230718 Awaiting ownership details</p> <p>Additional clearance has been made site being monitored.</p> | Mr Keith Stephenson |
| PLE/17/1298 | 30.11.2017 | Unauthorised Advert - Tektoo Ltd                               | Street Record<br>Harrison Drive<br>Colne<br>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/18/0082 | 19.01.2018 | Condition of building and stability of land                    | Scar Top Mill<br>Church Street<br>Trawden<br>Colne<br>Lancashire<br>BB8 8RZ | This is complex but is now being dealt with largely by the Insurance companies. Building control are monitoring.  | Neil Watson         |
|             |            |  |   |   |                     |

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| PLE/18/0361 | 04.04.2018 | Alleged unauthorised use as A3 Cafe                                   | 48 Market Street<br>Colne<br>Lancashire<br>BB8 0HS                                 | Property visited and operating in breach as a cafe not retail.<br>Following Review 190418 case to reviewed again 011018 NPW   | Mr Keith Stephenson |
| PLE/18/0446 | 23.04.2018 | Alleged car sales   | Greenfield House<br>Greenfield Road<br>Colne<br>Lancashire<br>BB8 9PE              | No advertisement on exterior appears only 6 cars on site.<br>Web site has 7 cars for sale sales at property only by appointment.<br><br>Further enqs to be made   | 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<br>Of Park Cottages<br>Hollin Hall<br>Trawden<br>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.<br>Land search commenced for action to remove all items. | Mr Keith Stephenson |
| PLE/18/0559 | 24.05.2018 | Alleged unauthorised creation of access track.                        | Street Record<br>Back Lane<br>Trawden<br>Lancashire                                | 050618 26m track across agricultural land and large excavation amounting to engineering works for unknown purpose. Ownership being traced.<br>030918 Ownership traced discussions with owner works ceased pending planning application.   | Mr Keith Stephenson |
| PLE/18/0599 | 05.06.2018 | Alleged unauthorised operation of car sales                           | Former Corporation Farm<br>Corporation Street<br>Colne<br>Lancashire<br>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.<br>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<br>Skipton Old Road<br>Colne<br>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         |
|             |            |   |  |   |                     |

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| PLE/18/0727        | 04.07.2018 | Condition Of Walls And Farmhouse  | Hey Royd Farm<br>Skipton Old Road<br>Colne<br>Lancashire<br>BB8 7AD | Owner has indicated the walls will be repaired immediately and the farmhouse will be looked at over the summer holidays.  | Neil Watson         |
| PLE/18/0745        | 06.07.2018 | Unauthorised erection of a fence  | 6 Keighley Road<br>Laneshawbridge<br>Colne<br>Lancashire<br>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<br>Foulridge<br>Colne<br>Lancashire<br>BB8 7NS       | Letter to owner - advised to lower the aerial or make planning application.   | Mr Keith Stephenson |
| 18/0927/S215<br>ES | 06.09.2018 | rear yard open to access  | 41 Derby Street<br>Nelson<br>Lancashire<br>BB9 7RE                  |   | Mrs Michelle Walker |
| PLE/18/0944        | 10.09.2018 | Unauthorised use of land for storage of vehicles and building materials | Street Record<br>Shaw Street<br>Colne<br>Lancashire                 | Site visit required before location can be properly identified.   | Mr Keith Stephenson |
|                    |            |   |   |   |                     |

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| PLE/18/0947 | 10.09.2018 | Breach Of Condition 3. 16/0525/FUL fail to demolish stable buildings within 1 month of substantial completion of new building. | Blue Bell Farm<br>Skipton Old Road<br>Colne<br>Lancashire<br>BB8 7ED |   | Mr Keith Stephenson |
| PLE/18/0950 | 11.09.2018 | Conditon of the site   | 57 Knotts Lane<br>Colne<br>Lancashire<br>BB8 8AB                     | Email sent to planning application agent asking about progress. | Mr Keith Stephenson |
| PLE/18/0951 | 11.09.2018 | Conditon and use of land   | Land To The West Of<br>Spring Gardens Road<br>Colne<br>Lancashire    |   | Mr Keith Stephenson |
| PLE/16/0282 | 19.09.2018 | Alleged unauthorised replacement of York Slate roof with different roofing material.   | 20 Spring Lane<br>Colne<br>Lancashire<br>BB8 9BD                     |   | Mr Keith Stephenson |
| PLE/18/0979 | 20.09.2018 | Use and condition of the building  | Old Empress Mills<br>King Street<br>Colne<br>Lancashire<br>BB8 9HU   |   | Neil Watson         |

**Report Author:** Neil Watson  
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**Date:** 24th September 2018