



REPORT OF: THE PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
TO: COLNE & DISTRICT AREA COMMITTEE
COMMITTEE DATE: 10 January 2019

OUTSTANDING ENFORCEMENTS

File Ref	Received	Details	Location	Position	Officer
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. Owners contacted 4/10/18. PP expires 9/2/2020. The developer has said they are still looking to develop and have asked if the Council would want to partner them in a venture.	Neil Watson
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	23.11.18 Information that parts of property have been sold - awaiting new ownership details to be available	Mr Keith Stephenson

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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 12/10/2017 Appeal lodged : Appeal Ref: APP/E2340/C/17/3186768 16/01/2018 Application for retention of building submitted 18/0043/FUL. September 2018 - Appeal aganist the Enforcemnet Notice Withdrawn October 2018 - Delegated authority granted to refuse, awaiting response from agricultural consultants to inform final determination of the application. December - Agricultural consultants report arrived now awaiting additional information before determination.	Alex Cameron
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/18/0361	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 010319 NPW	Mr Keith Stephenson

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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. Further site visit 141218 Additional items added enqs to be made re status of caravan/static re agricultural chattel.	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. 030918 Ownership traced discussions with owner works ceased pending planning application. 09.11.18 Owner notified 3 months to restore the land to original condition or to submit a planning application for construction of the track and parking area. Submission date extended to 11.02.19	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. LPA working with developer entering into s106 developers agreeing to repair building.	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. 26.11.18 Owners had agreed to remove the wall and fence but have failed to do so. NPW sending letter requiring removal.	Neil Watson
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 Skipton Old Road Colne Lancashire BB8 7ED	Site visit 28.09.18 Approval given for development in 2016 with a condition that stables were to be demolished within one month of substantial completion (Condition 3) Stables remain on site 20.12.18 Letter to go to owners to arrange site meeting regarding current use of property and failure to demolish.	Mr Keith Stephenson
PLE/18/1048	19.10.2018	Condition of land	Close House Farm Moss Houses Road Foulridge Colne Lancashire BB8 7QJ	There is a pile of scrap items including a disused tractor to the north west of the farm buildings 26.11.18 NPW Instructions to legal for service of s215 Notice to resolve the issue.	Neil Watson

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PLE/18/1082	30.10.2018	Conditon of land	57 Knotts Lane Colne Lancashire BB8 8AB	The site has planning permission for a rear extension. The untidyness has been due to inactivity in bringing that forward. The owner has now applied for building regulation approval and is in a position to proceed with he work. We have written indicating that the site does not look acceptable and that work needs to proceed in order for the condition of the land to benefit from permitted development rights. Progress needs to be monitored.	Neil Watson
PLE/18/1113	02.11.2018	Hole drilled in to tree and weedkiller poured in. Tree now needs to be removed. Tree is situated within a Conservataion Area.	Lower Emmott House School Lane Colne Lancashire BB8 7EQ	Investigation Commenced . Substantial sycamore within Conservation Area had been drilled and allegations that neighbour had inserted weedkiller to tree. Tree now diseased due to weakened condition of tree due to poison. Tree will require to be removed. 22.11.18 Alleged perpetrator interviewed under caution, denies offence. Matter to be reviewed with Legal as to possibility of succesful prosecution. Dec Following review of evidence by legal - Insufficient evidence to sustain a likely succesful prosecution. No further legal action to be taken. NPW informed. All parties involved to be informed of outcome.	Lee Johnson
PLE/18/1128	05.11.2018	Erection of timber workshop.	Stable Cottage Far Wanless Farm Hollin Hall Trawden Lancashire BB8 8QE	14.12.18 site visit timber shed constructed but PD rights removed issue regarding position effecting setting of nearby listed building. 17.12.18 Letter to owner 2 months to submit application for shed in new position.	Mr Keith Stephenson

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PLE/18/1138	07.11.2018	Unauthorised works to shop front	57 Market Street Colne Lancashire BB8 0LL	New shop front installed – clad with decking in a yellow stain – not appropriate for town centre location – Owner to be contacted and advised to submit an application – Detail of ownership have been requested from Legal - Works being completed when visiting site – 07/12/2018. 10.12.18 All parties contacted request removal of cladding or application before 11.02.19	Mr Christian Barton
PLE/18/1159	12.11.2018	French door installed in first floor west side elevation of development approved by 17/0544/HHO	42 Red Lane Colne Lancashire BB8 7JT	Site visit 04.12.2018 additional windows, and glazed door at first floor in gable. Owners to be contacted re amendment application.	Mr Keith Stephenson
PLE/18/1171	14.11.2018	New windows in conservation area	10 Windy Bank Colne Lancashire BB8 9HZ	20.11.18 Site visit establishes new uPVC shop frontage now installed at property without consent. Ownership of property to be traced and investigation progressed.	Mr Keith Stephenson
PLE/18/1188	20.11.2018	Alleged breach of Condition 2 of Planning Permission 18/0451/HHO - Failure to build in accordance with the approved plans.	5 Hall Meadows Trawden Colne Lancashire BB8 8RJ	Not built in accordance with plans building 5m longer than approved. 13.12.18 Letter to owner 6 weeks to remove additional build and restore to approved plans	Mr Keith Stephenson
PLE/18/1210	27.11.2018	Alleged unauthorised erection of a stable block.	Land To The North East Of New Laithe Farm Burnley Road Trawden Lancashire	11.12.18 Initial site visit suggests construction of field shelter for equine use. Further visit required to establish moveability.	Mr Keith Stephenson

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PLE/18/1214	27.11.2018	Unauthorised Advert - Delta taxis	Street Record Bott House Lane Nelson Lancashire	See PLE/18/0537 this company previously used mobile advertising located at same location and were advised to cease operations in Pendle. 04.12.18 Company owner invited for formal interview 18.12.18 No response to request for interview. Move now to prosecute. Advertisement remains in situ throughout period of investigation.	Mr Keith Stephenson
PLE/18/1226	29.11.2018	Possible unauthorised business operating from domestic property	481 Burnley Road Colne Lancashire BB8 8LA		Mr Keith Stephenson
PLE/18/1248	07.12.2018	Condition of land	15 Cuerden Street Colne Lancashire BB8 8HZ	20.12.18 Matter being dealt with by Community Protection team - Tim Horsley in discussion with family for clearance of items to an acceptable level.	Neil Watson
PLE/18/1270	14.12.2018	Untidy land due to damaged fencing and posts harmful to surrounding amenity.	Land To The South Of Curzon Street Colne Lancashire	18.12.18 Letter requiring repair of fence within 2 months sent to owners.	Mr Keith Stephenson
PLE/18/1281	18.12.2018	Breaches of Conditions relating to 17/0362/FUL Including commence work before 0800. Height of road level alongside complainants property	Land To The North Of The Meadows Colne Lancashire	Initial complaint relates to work commencing around 0720 noise of vehicle reversing alarms etc. also height of road has left complainants fence only 1 foot above road are levels correct. 0730 191218 Site monitored no work on site until after 8am site manager made aware of monitoring. Enqs into road levels continue.	Mr Keith Stephenson

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

Date: 20th December 2018