



REPORT OF: PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER
TO: COLNE & DISTRICT COMMITTEE
COMMITTEE DATE: 4 April 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	15.01.19 Information that parts of property have been sold - awaiting new ownership details to be available 05.02.19 Further Land Search land remains unregistered.	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commenced Stop Notice and Enforcement Notice 12/10/2017 Appeal lodged : Appeal Ref: APP/E2340/C/17/3186768 Appeal withdrawn. 16/01/2018 Application for retention of building submitted 18/0043/FUL. September 2018 - Appeal against the Enforcement Notice Withdrawn October 2018 - Delegated authority granted to refuse, awaiting response from agricultural consultants to inform final determination of the application.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. 21.03.19 Application under officer consideration.	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. 22.01.19 Separate report being prepared NPW.	Neil Watson
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

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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 25.02.19 13.02.2019 Invalid application submitted.	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
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 tot he 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. 22.01.19 NPW has spoken with owner of property who is currently dealing with family illness to be recontacted.	Neil Watson

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PLE/18/0947	10.09.2018	Breaches of planning conditions related to Decision 16/0525/FUL	Blue Bell Farm Skipton Old Road Colne Lancashire BB8 7ED	<p>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</p> <p>19.02.19 Instructions for issue of Breach of Condition Notice approved. Breach of Conditions relate to:</p> <ol style="list-style-type: none"> 1. Building not in compliance with approved materials. 2. Failure to demolish stable 3. Failure to remove portable structures. 4. Failure to undertake landscaping scheme. <p>18.03.19 Meeting with owners on site - Compliance with removal of buildings as required. current discussions re compliance with other conditions.</p> <p>20.12.18 Letter to go to owners to arrange site meeting regarding current use of property and failure to demolish.</p>	Mr Keith Stephenson
PLE/18/1082	30.10.2018	Condition of land	57 Knotts Lane Colne Lancashire BB8 8AB	The site has planning permission for a rear extension. The untidiness 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 the 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

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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. 13.02.19 Application submitted not valid 21.03.19 Planning Officer now reviewing the development for correct application submission	Mr Keith Stephenson
PLE/18/1159	12.11.2018	French door installed in first floor west side elevation of development approved by 17/0544/HHO	40 Red Lane Colne Lancashire BB8 7JT	Site vist 04.12.2018 alteration to window layout at rear and glazed door at first floor in gable. 22.01.18 Letter to owner Owners 28 days to submit amended scheme 21.03.19 No application recieved.	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. Owners to be traced and request advert consent. Appears that this involves only the addition of new advert fascia and that windows were previously uPVC Ownership of property to be traced and investigation progressed.	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

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PLE/18/1270	14.12.2018	Untidy land due to damaged fencing and posts harful to surrounding amenity.	Land To The South Of Curzon Street Colne Lancashire	06.12.18 Colne District Committe resolve that: That officers of the Council be asked to investigate the issue and authorised to take any action as appropriate to ensure the repair/removal of the fencing. 18.12.18 Letter to Owners 2 months to restore fencing, advisory they can also remove the fencing and posts. 25.02.19 Review position No action by owners approval for s215 Notice submitted to legal 05.03.19 18.12.18 Letter requiring repair of fence within 2 months sent to owners.	Mr Keith Stephenson
PLE/19/0036	11.01.2019	Conditions of former laundrette	N And R Automatic Screw Machine Products Oak Street Colne Lancashire	Site visit , photographs obtained enqs continue. 04.03.19 Officer writes to owner for information re intentions 14 days to respond. 21.03.19 Awaiting response	Charlotte Pinch
PLE/19/0064	22.01.2019	Untidy front garden.	11 Cuerden Street Colne Lancashire BB8 8HZ	21.03.19 Owner in process of clearing garden of extraneous items and garage forecourt of scrap vehicle	Mr Keith Stephenson

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PLE/19/0079	25.01.2019	Unauthorised change of use from Residential to Licenced premises	Former 76A Albert Road Colne Lancashire BB8 0AG	<p>28.01.19 Information that the licenced premises had extended onto first floor of property without planning approval and were activley undertaing business.</p> <p>29.01.19 Letter to Owner 14 days to submit application or cease use of the premises.</p> <p>13.02.19 No valid application recieved</p> <p>15.02.19 Request for members approval for enforcement action requested 16.02 19 - Pending.</p> <p>18.02.19 Advised applications to be submitted by 01.03.19.</p> <p>21.03.19 No application received.</p>	Mr Keith Stephenson
PLE/19/0116	30.01.2019	Untidy state of first floor of building frontage	33A Church Street Colne Lancashire BB8 0EB	<p>First floor window and sill in poor visual condition due to leaking gutter affecting ground floor also being dealt with.</p> <p>30.01.19 Letter to Owners 28 days to resolve issue.</p> <p>04.03.19 No response from owner s215 instructions to legal</p>	Mr Keith Stephenson

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PLE/19/0123	31.01.2019	Unauthorised works to shop frontage and formation of raised platform to rear.	76 Albert Road Colne Lancashire BB8 0AG	Obtain photographs of building frontage for comparison to older images. Photographs obtained of timber woven fencing (garden style) along all 2m + walls at rear of property where it is understood raised platform/balcony area has been created. 01.02.19 Letter to owner requiring applications for alteration to property frontage and removal of unacceptable fencing at rear. 14 days to comply. 14.02.19 No valid application received 15.02.19 Request for members approval for enforcement action requested 16.02 19 - Pending. 18.02.19 Advised applications to be submitted by 01.03.19. 21.03.19 No application received.	Mr Keith Stephenson
PLE/19/0125	01.02.2019	Unauthorised erection of fence	Land To The North Of The Meadows Colne Lancashire	Erection of timber fence on development site following complaint from adjacent property owner regarding issues with vehicle headlights. Minor amendment to be submitted to regularise the fence.	Mr Keith Stephenson
PLE/19/0134	05.02.2019	Creation of a hardstanding	Land To The West Of 2 To 26 Hawley Street Khyber Street Colne Lancashire	Site visit made Surface turf removed hardcore surface established. Owner contacted states has only put hardcore down to tidy area no new use Letter to owner requiring restoration of grassed area. 21.03.19 No response move to Enf. Notice.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/19/0180	14.02.2019	Conditon of building	61 Market Street Colne Lancashire BB8 0LL	Site vist 13.03.19 full schedule of works complied building to be subject to 215 procedures Letter to owner to undertake works to improve the building within 28 days.	Mr Keith Stephenson
PLE/19/0181	18.02.2019	Condition of building	18 Keighley Road Colne Lancashire BB8 0JL	Enqs to commence 25.02.19	Charlotte Pinch
PLE/19/0230	27.02.2019	Work has commenced on the development approved under 18/0329/HHO. However, the changes to the land levels and the camber of the road is making the existing drains ineffective. Complainant worried about flooding.	Parrock Farm Lane Top Winewall Colne Lancashire BB8 8BU	Works to car park within the property garden have been undertaken by means of raising the land, considered an engineering work requiring retrospective application. Letter to owner 21.03.19.	Mr Keith Stephenson
PLE/19/0239	04.03.2019	Waste deposited on land	Land To The West Of 2 To 26 Hawley Street Khyber Street Colne Lancashire	21.03.19 Commence s215 Notice owner has failed to clear land following letter from LPA	Mr Keith Stephenson
PLE/19/0254	06.03.2019	The condition of the land and parking of motor vehicles causing it to look unsightly.	Agricultural Buildings South Of Broken Banks Carry Lane Colne Lancashire	Not plotted need exact location.	Mr Keith Stephenson
PLE/19/0264	08.03.2019	Untidy site	16 Exchange Street Colne Lancashire BB8 0SH	No caravan was found at the site. The site is in an untidy condition. Letter sent 8/3/19 asking for it to be tidied within 14 days.	Mr Keith Stephenson

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PLE/19/0289	19.03.2019	Operation of waste transfer station on agricultural land	Hey Fold County Brook Lane Foulridge Colne Lancashire BB8 7LS	Land Registry search for ownership. 21.03.19	Mr Keith Stephenson
PLE/19/0291	21.03.2019	Alleged unauthorised operation of removal business from residential property	481 Burnley Road Colne Lancashire BB8 8LA	05.03.19 KST Site Visit 3 vehicles outside property on Bott House Lane all relate to removal business. Spoke with occupant of property stated that the three vehicles were used by three residents of the property who worked for the company and that the company officers were elsewhere, (Confirmed on Company House) Although highway clear footway blocked. 21.03.19 NPW and KST Site visits to property three vehicles outside property on Bott House Lane all relate to removals business. Highway clear footway blocked. 21.03.19 Enquiries continue into ownership of property and Planning Contravention Notice to be issued requiring answers to relevant questions.	Mr Keith Stephenson

Report Author: Neil Watson
Planning, Economic Development and Regulatory Services Manager

Town Hall, Market Street, Nelson

Date: 21st March 2019