



REPORT OF: THE PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER
TO: COLNE & DISTRICT COMMITTEE
COMMITTEE DATE: 6th June 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commenced Stop Notice and Enforcement Notice 12/10/2017 Appeal lodged : Appeal Ref: APP/E2340/C/17/3186768 Appeal withdrawn. 16/01/2018 Application for retention of building submitted 18/0043/FUL. September 2018 - Appeal against the Enforcement Notice Withdrawn October 2018 - Delegated authority granted to refuse, awaiting response from agricultural consultants to inform final determination of the application.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. 18.03.19 Application under officer consideration. 20.03.19 Application Refused	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. 24.04.18 Section 215 procedures commenced public footpath adjacent to site.	Mr Keith Stephenson

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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 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. 22.01.19 NPW has spoken with owner of property who is currently dealing with family illness to be recontacted.	Neil Watson
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. Site visited on 10/5/19. No progress. Owner informed on 14 days to tidy it or we will proceed to take formal action to get it tidied.	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 26.03.App Invalid: further EP plans required. 25.04.19 Shed removed to new location and painted dark grey - no longer effecting setting of Far Wanlaess Farm and no longer visible from distance.	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. 23.04.19 Details on plans revisited indication that window would be opening door but no arc. 23.05.18 Site visited owners now moved in details passed to partner of owner requesting contact as now further breach due to occupation without details of boundary treatment having been submitted.	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

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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/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/19/0180	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 020419 Letter to owner to undertake works to improve the building within 28 days. 08.04.19 Owner contacts to state making arrangements for works to be reviewed in 28 days.	Mr Keith Stephenson
PLE/19/0181	18.02.2019	Condition of building	18 Keighley Road Colne Lancashire BB8 0JL	28.02.2019 Land Registry undertaken. 22.03.2019 Letter to owners, requesting information on maintenance and repair of building, within 14 days. No response. 08.04.2019 Reminder letter to owners, requiring information within 7 days. 11.04.2019 Response received from owner. Making contact with PBC to get trees cut down on site (Lee Johnson), then carryout works on property.	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

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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/19/0289	19.03.2019	Operation of waste transfer station on agricultural land	Hey Fold County Brook Lane Foulridge Colne Lancashire BB8 7LS	Site visits have shown no evidence of unauthorised storage. 24.04.19 Further information obtained regarding activities and persons responsible	Mr Keith Stephenson

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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 Vist 3 vehicles outside property on Bott House Lane all relate to removal business. Spoke with occupant of property ststed 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 KSTSite 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. 24.04.19 Response to Planning Contravention Notice states that the owner has no connection with Via Removals _ Storage 1997 Ltd other than he is employed by them and that the property is not being used for business of that company. Further liason with Community Protection progress appears to be by means of Community Protection Warning regarding the parking.	Mr Keith Stephenson
PLE/19/0326	01.04.2019	Condition of property	Netherheys House Barrowford Road Colne Lancashire BB8 9QP	26.03.19 Roadside property in poor external condition visible to Barrowford Road Property recently purchased and awaiting development.	Mr Keith Stephenson
PLE/19/0329	01.04.2019	Alleged unauthorised car wash and valeting business from domestic property	8 Penrith Crescent Colne Lancashire BB8 8JS	23.04.19 No evidence of any business activity during site visits. Enqs. continue. 03.05.19 Updated that despite 5 Site Visits nothing seen. Spoke with complainanted now states only does 1 car a day or two sometimes may spend 2 hours on a car and will operate up to 8pm. Due to the infrequency of the activity,advised that a letter would be sent advising the occupant of the issue.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/19/0340	08.04.2019	Alleged unauthorised display of illuminated advertisement signage.	57 Market Street Colne Lancashire BB8 0LL	25.05.19 Enquiries continue ownership recently changed , applications for change of shop frontage and adverts refused 080419,	Mr Christian Barton
PLE/19/0359	09.04.2019	Alleged unauthorised erection of a single storey rear extension.	1 Rye Croft Trawden Colne Lancashire BB8 8TH	10.04.19 Wall along public footpath to a height of 1.8 -2m along a length of 10m, also reducing visibility splay at junction of Rye Croft and Lane House. Planning permission required pluse all PD rights removed. Owner to be advised.	Mr Keith Stephenson
PLE/19/0386	11.04.2019	Unauthorised Advert - Circus Funtasia	Street Record Vivary Way Colne Lancashire	11.04.19 Unauthorised advert not removed by fair interview procedures to follow.	Mr Keith Stephenson
PLE/19/0389	12.04.2019	Shrubs from gardens growing into the highway preventing the free passage of pedestrians.	2 Ball Grove Drive Colne Lancashire BB8 7HY	14..04.19 letter to owner 14 days to cut back hedges	Lee Johnson
PLE/19/0390	12.04.2019	Shrubs from gardens growing into the highway preventing the free passage of pedestrians.	4 Ball Grove Drive Colne Lancashire BB8 7HY	14..04.19 letter to owner 14 days to cut back hedges	Lee Johnson
PLE/19/0391	12.04.2019	Shrubs from gardens growing into the highway preventing the free passage of pedestrians.	6 Ball Grove Drive Colne Lancashire BB8 7HY	14..04.19 letter to owner 14 days to cut back hedges	Lee Johnson

File Ref	Received	Details	Location	Position	Officer
PLE/19/0405	23.04.2019	Work To Listed Building	Langroyd Hall Langroyd Road Colne Lancashire BB8 7AN	<p>010419 Report of works to roof of Listed Building. Conservation officer attends nobody on site roofing material removed. Owner of property traced and NPW speaks on phone to director of Company advising that the removal of the roof was a criminal offence - Owners state that the removal was undertaken for security purposes following advice from the police to remove the roof to prevent further thefts. Advised that action should be taken to replace the roof.</p> <p>23.05.19 NPW and KST visit site and speak with Co. director by phone stressing urgency of issue and suggesting on site security and requiring meeting. On site property found insecure through roof.</p> <p>24.05.19 Following further reports of risk to property urgent site meeting made with Agent of Company- Unable to gain entry to check interior of the building as security door had been compromised by attempt to break in. Agent to arrange security to roof and access. KST lises with local residents and informants. Only option at this time to LPA is prosecution but does not control security of the building which is felt to be at high risk of further deterioration.</p> <p>28.09.19 Further site meeting arranged for 12.00 with Agent.</p> <p>020419 Site visit all property photographed, no construction in progress, no construction equipment or signage indicating persons involved. Appearance of works could be maintainance</p> <p>23.04.19 Allegations that the property is to be converted into apartments and works have taken place inside including removal of the staircase.</p> <p>24.04.19 Trace commenced for owners of property</p>	Mr Keith Stephenson

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PLE/19/0408	24.04.2019	Use of D2 premises as a bar/pub venue.	Municipal Hall Albert Road Colne Lancashire BB8 0AE	A planning application has been requested.	Mr Keith Stephenson
PLE/19/0426	29.04.2019	Change of use for selling of vehicles	XLCR Building At The Junction Of With Wordsworth Road North Valley Road Colne Lancashire	Site visit to be undertaken week commencing 28.09.19	Alex Cameron
PLE/19/0444	02.05.2019	Unauthorised use for daytime dog boarding.	Trojan Plant Services Ltd Primet Foundry Greenfield Road Colne Lancashire	01.05.19 Site visit reveals that property is being used for day dog care but requires a change of use from B2 to siu generis Owner to be contacted to submit application.	Mr Keith Stephenson
PLE/19/0487	22.05.2019	Alleged unauthorised erection of garage.	7 Tennyson Road Colne Lancashire BB8 9SD	Site visit week commencing 28.05.19	Mr Keith Stephenson

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

Town Hall, Market Street, Nelson

Date: 28th May 2019