

REPORT OF:
TO:
COMMITTEE DATE:

THE PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER
WEST CRAVEN COMMITTEE
5th November 2019

OUTSTANDING ENFORCEMENTS

File Ref	Received	Details	Location	Position	Officer
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	site visit with Councillors 15.08.19. Agent contacted application expected 19.06.19 Work ceased on site awaiting application.	Kathryn Hughes
PLE/18/0746	06.07.2018	Alleged unauthorised roof terrace above garage	24 Wellhouse Road Barnoldswick Lancashire BB18 6DD	09.11.18 Letter to owner 14 days to remove fencing or make application. Also contacted by Building Control re possible breaches. 13.12.18 No response to letters from Planning or Building Control (18/0031/UNAUTH) BC move to legal proceedings. 21.05.19 Matter under review by NPW due to owners medical circumstances.	Neil Watson
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. 21.03.19 letter to owners requiring regularisation. 28 days for submission. 170619 Valid Application received for flue 20.08.19 Application remained invalid until returned due to failure to respond and was returned.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/18/1207	23.11.2018	Construction Of raised decking to front of property and raised platform created by terracing.	2 Taylor Street Barnoldswick Lancashire BB18 5HS	Owner contacted retrospective application required by 06.02.19 No application recieved. Enforcement notice should be pursued. 19.05.19 Application Received 19/0376/HHO 01.04.19 Application received 17.04.19 Currently invalid application. 10.07.19 Application Refused enforcement action being reviewed.	Mr Keith Stephenson
PLE/19/0360	09.04.2019	Unauthorised building business	Bashfield Farm Kelbrook Road Salterforth Barnoldswick Lancashire BB18 5TG	10.04.19 Letter to Owner requesting meeting re use of land. Owner has contacted Pendle and a meeting is being arranged.	Neil Watson
PLE/19/0398	17.04.2019	Condition of site and a caravan	Land To The North East Of Bashfield Barn Kelbrook Road Salterforth Lancashire	NW spoke to the owner. Some work still to be undertaken and the caravan will be removed.	Miss Leanne Hatton
PLE/19/0406	24.04.2019	Deposit of material and conditon of land	Land To The North East Of Bashfield Farm Kelbrook Road Salterforth Lancashire	Owner has been written to twice. Asked to respond by 1/5/19 or formal action will be instigated. Site visit to be undertaken by Enforcement Officer week commencing 28.10.19	Neil Watson
PLE/19/0445	03.05.2019	Alleged unauthorised refurbishment of a Listed Building and addition of an external wooden staircase.	Hopwood House Bracewell Lane Barnoldswick Skipton Lancashire BD23 3JU	03.05.19 Site visit appears staircase may have been added internally on first floor level. Liason with Conservation Officer Ownership to be traced for internal inspection. Property currently unoccupied. 25.10.19 Property remains empty - Owner now traced enqs continue.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/19/0483	17.05.2019	Unauthorised works to trees	Development Land Off Long Ing Lane Barnoldswick Lancashire	Examine area of woodland to south of development site. 19 substantial, protected woodland, trees had been felled down to base. Spoke with site manager who stated that the trees were owned by the Company and had been removed for safety reasons related to the development. He stated that he had no knowledge that the trees had any protection on them. 190619 Case reviewed investigation to commence under PACE to establish circumstances. 19.08.19 Investigation in progress Criminal Interview required. 18.10.19 Legal Papers awaited from Company.	Lee Johnson
PLE/19/0513	03.06.2019	Tipping on land	Cockshott Bridge Kelbrook Road Barnoldswick Lancashire	18.10.19 Instructions to Legal for service of s215 Notice	Mr Keith Stephenson
PLE/19/0615	12.07.2019	Change of use from B2 to D2 indoor play facility.	Unit 2 Victory Business Park West Close Road Barnoldswick Lancashire BB18 5DH	120719 Letter to owners from Neil Watson advising of planning requirements. The use has not yet commenced, currently no breach 07.08.19 Business open now in breach unauthorised use of the building Planning Enforcement Notice authorised for owners to cease use of the property for unauthorised use. 19.08.19 Enforcement Notice currently with legal for service.	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/19/0698	07.08.2019	Failure to build in accordance with approved plan	Land To The West Of 245 To 253 Gisburn Road Gisburn Road Barnoldswick Lancashire	<p>Complaint commenced on duty phone. KST speaks with complainant unhappy at the development approved 18/0174 FUL appears larger and has serious effect of overbearing . Site visited on several occasions to ascertain level of difference between the site of the building and the approved plan. Evidence points to deviation from approved plan by movement of building by approx 1.8m to the north. Also appears to have been changes in level of land resulting higher profile of build.</p> <p>Owner advised that current build is unauthorised and to submit a full application for the current build. Owner advised that if works continue they do so at the owners risk of possible enforcement action. 28 days to submit application.(from 15.08.19)</p> <p>29.08.19 Site visit by Neil Watson - discuss issues with complainant and developer. Developer to submit accurate levels and surveys of site and construction location.</p> <p>18.10.19 Developer produces new survey plotting the property suggesting slight deviation from plan. On site clearly shows elevations that display the basement area of the property on three elevations which were not outlined on any planning application and therefore the building is not as approved and the developer has been required to submit a full retrospective application for what is considered an unauthorised development.</p>	Mr Keith Stephenson
PLE/19/0757	27.08.2019	Empty Property - Former Travel Agents	2A Park Road Barnoldswick Lancashire BB18 5BG	Recorded at request of West Craven Committee	Neil Watson

File Ref	Received	Details	Location	Position	Officer
PLE/19/0761	27.08.2019	Empty Property - One Stop	York House Church Street Barnoldswick Lancashire BB18 5UT	Recorded at request of West Craven Committee	Neil Watson
PLE/19/0798	30.08.2019	Planning Decision 18/070/HHO Fail to comply with Condition 3. samples of materials to be agreed before any above ground works commence	4 Earlham Street Earby Barnoldswick Lancashire BB18 6RF	Current application to agree materials under consideration.	Mr Christian Barton
PLE/19/0960	24.09.2019	Alleged unauthorised alteration of ground levels in adjacent field by engineering works and importation of soil.	New Field Edge Cottage Moorgate Road Barnoldswick Lancashire BB18 5SE	Site visit to be made week commencing 28/10/19	Mr Keith Stephenson
PLE/19/0961	24.09.2019	Alleged use of property for business	22 Barnwood Road Earby Barnoldswick Lancashire BB18 6PB	Site visit to be made week commencing 30/10/19	Mr Keith Stephenson

File Ref	Received	Details	Location	Position	Officer
PLE/19/0964	25.09.2019	Untidy site	Sackville Street Barnoldswick Lancashire	Enquires into the use of what appears to be highway adjacent to 17 Sackville St. Which has been used in excess of 10 years for the purpose of storage of all manner of material , cars and a caravan. The land is unregistered. The footway remains clear of obstruction. The condition of the site which is partially gated is detrimental to the amenity of the area being clearly viewable from Cavendish Street. The land would appear to be an unadopted highway which LCC have control over. Information that LCC decline to take any action. s215 Notice may only be served on an owner or occupier of the land. Discussions on going between Community Protection Officer and Planning Enforcement Officer. 18.10.19	Mr Keith Stephenson
PLE/19/1081	07.10.2019	Alleged breach of Condition 6 of Planning Permission 17/0290/FUL - Removal of boundary walls.	Moor Close Farm Esp Lane Barnoldswick Lancashire BB18 5SB	Site to be visited to establish what development has occurred.	Mr Christian Barton
PLE/19/1145	14.10.2019	Alleged unauthorised erection of stone tower in field behind farm house.	Lane End Farm Cross Lane Salterforth Barnoldswick Lancashire BB18 5UD	Site visit week commencing 29.10.19	Mr Keith Stephenson
PLE/19/1146	14.10.2019	Alleged loss of privacy due to new extension.	4 Earlham Street Earby Barnoldswick Lancashire BB18 6RF	No unacceptable impacts - email sent to complainant.	Mr Christian Barton

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

Town Hall, Market Street, Nelson

Date: 23rd October 2019