

REPORT FROM: HEAD OF LEGAL SERVICES

TO: COLNE AND DISTRICT COMMITTEE

DATE: 27TH MARCH 2024

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ENFORCEMENT ACTION COLNE AND DISTRICT

BUILDING ACT NOTICES, BREACH OF CONDITION NOTICE AND ENFORCEMENT NOTICES

Address	File No	Date of Cttee Resolution	Date Served	Taking Effect On	Date to Comply	Details
1. Land to the north east of Cowfield Farm, Burnley Road, Trawden Colne	4072 and 4075	Delegated	12/5/23 and 15/5/23	23/6/23 and 26/6/23	23/11/23 and 26/11/23	<p>Section 215 Notices served requiring the owner to tidy the land and remove the derelict caravan.</p> <p>Site visit made and some of the land has been tidied.</p> <p>Other land has not been. Preparing instructions to Legal Services to proceed with a prosecution.</p>

2. Land to the North of Regent Street, Colne (former Corporation Farm)	3763	Delegated	06/07/22	10/08/22	10/09/22 & 10/11/22	<p>Enforcement Notice served requiring the owner to cease using the land for the operation of a car wash business and for the parking of commercial vehicles. The notice also requires the removal of shipping containers and debris from the land.</p> <p>The defendants were found guilty and fined at court on 28th February 2024 for failing to comply with the notice.</p>
3. Field 3226 at the junction with Reedymoor Lane, Whitemoor Road, Foulridge	3992		23/02/23	N/A	23/03/23	<p>Breach of condition notice requiring the owner to remove all vehicles, horse boxes, trailers, other vehicles and structures including dog kennels from the extended hardcore area and to submit details of the manure storage arrangements and details of the foul water drainage for approval by the council.</p> <p>The matter was proved in absence on 28th February 2024. The defendant was fined for failing to comply with the notice.</p>
4. Land to the South of Sycamore Rise, Hill Lane, Colne	4071	Delegated	11/05/23	N/A	11/06/23 & 11/09/23	<p>Breach of condition notice requiring the owner to submit samples for approval and clad the building in the approved materials.</p> <p>Site visit undertaken and owner to clad with wood.</p>

5. Land at Green End Smallholding, Lenches Road, Colne	4193		04/10/23	15/11/23	15/12/23 & 15/02/24	<p>Enforcement notice requiring the permanent removal of the caravans, to cease using the land for non-agricultural use and to remove all the hardstanding and sub base material and reinstate the land.</p> <p>Appeal lodged.</p>
6. Prospect Farm Caravan Site, Lenches Road, Colne	4194		12/10/23	N/A	12/11/23 & 12/12/23	<p>Breach of Condition Notice requiring the development to be implemented in accordance with the approved plans.</p> <p>Applications received for outstanding matters.</p>
7. Prospect Farm Caravan Site, Lenches Road, Colne	4195		12/10/23	N/A	12/11/23	<p>Breach of Condition Notice requiring details of a sustainable surface water drainage scheme and a detailed landscaping scheme.</p> <p>Application received.</p>
8. Land at Walverden Autocare, Bankfield Mill, Greenfield Road, Colne	4200	Delegated	01/11/23	13/12/23	13/01/24	<p>Enforcement notice to cease using the land for the sale of vehicles.</p> <p>Case referred to Legal Services for prosecution.</p>
9. Land at 57 Knotts Lane, Colne	4208		06/12/23	17/01/24	17/05/24	<p>Enforcement notice requiring the owner to permanently remove the front dormer and restore the roof to its original condition.</p> <p>Appeal lodged.</p>
10. The Crown Hotel, 94 Albert Road, Colne	4250		08/12/23	19/01/24	19/03/24	<p>Enforcement notice requiring the removal of 3 UPVC windows and replacing them with wooden windows of the same style as the original windows.</p> <p>Preparing file for prosecution.</p>

11. Land at Whitewalls Drive, Colne	4275		12/01/24	N/A	09/02/24 & 08/03/24	<p>Breach of Condition Notice requiring the owner to submit a technical detailed design scheme and erect protective fencing.</p> <p>Protective fencing erected. Awaiting technical details application.</p> <p>BCN complied with.</p>
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