

REPORT FROM: HEAD OF LEGAL AND DEMOCRATIC SERVICES

TO: NELSON, BRIERFIELD AND REEDLEY COMMITTEE

DATE: 2ND JUNE 2025

Report Author: Emma Barker, Legal Services
Tel. No: 01282 661644
E-mail: emma.barker@pendle.gov.uk

ENFORCEMENT ACTION

BUILDING ACT NOTICES, ENFORCEMENT NOTICES & BREACH OF CONDITION NOTICES

Address	File No	Date Served On	Taking Effect	Date to Comply	Details
1. Land at 88 Manchester Road, Nelson	3990	27/02/23	10/04/23	10/07/23	<p>Enforcement Notice served to reinstate the stall riser and to restore the shopfront to its former condition.</p> <p>Agreed to do works as per the Enforcement Notice. Court hearing adjourned to 16th July 2025</p> <p>Met onsite with developer. Waiting comments from Assistant Director Planning, Building Control and Regulatory Services.</p>
2. Land at Barden Lane Stables, Barden Lane, Reedley	3789	09/03/22	N/A	09/04/22	<p>Breach of Condition Notice for 3 conditions requiring a full landscaping scheme for the site.</p> <p>Owner found guilty in court on 17th July 2024 for non-compliance and was fined.</p> <p>Planning Enforcement Officer met onsite with developer and outstanding matters will be completed by mid June.</p>

3. 10a Manchester Road, Nelson	4369	10/05/24	21/06/24	21/09/24	<p>Enforcement Notice served requiring the owner to remove the UPVC windows and replace with wooden windows of the same style as the original windows.</p> <p>Planning had meeting with developer who advised they will restore the windows as required.</p> <p>Order has been placed with company. Delivery is 6-8 weeks from 4 March.</p>
4. St. Mary's Church, Manchester Road, Nelson	4476	22/11/2024	27/12/2024	<p>27/03/2025</p> <p>27/05/2025</p>	<p>Enforcement Notice requiring removal of rubble/infill and reinstating land, plus reinstating path and grassed area.</p> <p>Prosecution with Legal - Court date 29th July 2025.</p>