

REPORT FROM: LEGAL SERVICES MANAGER

TO: NELSON, BRIERFIELD AND REEDLEY COMMITTEE

DATE: 30th June 2025

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**ENFORCEMENT ACTION
 NELSON, BRIERFIELD AND REEDLEY**

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 Neil</p> <p>Application received</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>JBG 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 meetings with developer who advised they will restore the windows as required</p> <p>Delivery running a bit behind due to the manufacturing process by the suppliers as these are made to measure arch windows and take time for manufacturing. Installing it in between two-four weeks of time from 20th May 2025.</p> <p>Manufacturer advised there is a manufacturing delay of 4-6 weeks</p>
4. St. Mary's Church, Manchester Road, Nelson	4476	22/11/2024	27/12/2024	27/03/2025 27/05/2025	<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>
5. Land to the East of Pendle House Farm, Barley Lane, Barley, BB9 6LG	1799960	11/06/2025	09/07/2025	09/10/2025	<p>Enforcement Notice requiring to Remove the building from the land and permanently remove all materials from the land used in the construction of the building.</p>
6. 1 Brier Crecent, Nelson, Lancashire, BB9 0QE	1794552	04/06/2025	08/07/2025	08/01/2025	<p>Enforcement Notice requiring to Remove the single storey extension and permanently remove from the land all materials used in the development of this building. Or Reduce the size of the extension to comply with Permitted Development.</p>