

**REPORT FROM:       LEGAL SERVICES MANAGER**

**TO:                       WEST CRAVEN COMMITTEE**

**DATE:                   2<sup>nd</sup> December 2025**

**Report Author:       Emma Barker, Legal Services**

**Tel. No:               01282 661644**

**E-mail:               [emma.barker@pendle.gov.uk](mailto:emma.barker@pendle.gov.uk)**

**ENFORCEMENT ACTION  
WEST CRAVEN**

**BUILDING ACT NOTICES, BREACH OF CONDITION AND  
ENFORCEMENT NOTICES**

| <b>Address</b>   | <b>File<br/>No</b> | <b>Date<br/>Served</b> | <b>Taking<br/>Effect</b> | <b>Date to<br/>Comply</b> | <b>Details</b>  |
|--|--------------------|------------------------|--------------------------|---------------------------|---|
| 1. North Block,<br>Wardle Storey<br>Offices, School<br>Lane, Earby | 3714               | 20/10/21               | N/A                      | 20/2/22                   | <p>Breach of condition notice served requiring submission of details and completion of work.</p> <p>Pleaded guilty on 27th May 2025 and was fined £773 and ordered to pay costs of £337 victim surcharge £309.</p> <p>Developer awaiting response from YWS and Env Agency</p> <p>Developer asked about progress on 17/09/25</p> <p>Developer seeking funds for applications to Water company and EA for Bridge permits.</p> |
| 2. South Block,<br>Wardle Storey<br>Offices, School<br>Lane, Earby | 3713               | 20/10/21               | N/A                      | 17/11/21<br>&<br>20/12/21 | <p>Breach of condition notice served requiring submission of details and completion of work.</p> <p>Pleaded guilty on 27th May 2025 and was fined £773 and ordered to pay costs of £337 victim surcharge £309.</p>  |

|   |      |          |     |          |   |
|---|------|----------|-----|----------|---|
|   |      |          |     |          | <p>Developer asked about progress on 17/09/25</p> <p><b>Awaiting response from developer to email sent 13/11/25</b></p>   |
| 3. Land at the junction with Greenberfield Lane, Gisburn Road, Barnoldswick | 4256 | 14/12/23 | N/A | 14/02/24 | <p>Breach of condition notice to construct the pedestrian crossing point on Gisburn Road, pedestrian footways and associated work as detailed and approved and ensure each occupied dwelling has secure cycle storage.</p> <p>Company and director convicted on 28<sup>th</sup> August for non-compliance.<br/>Director: -<br/>Fine £660, costs £400, victim surcharge £264 – total £1324</p> <p>Company: -<br/>Fine £770, costs £400, victim surcharge £308 – total £1478</p> <p>Further court date 12/02/25 - were convicted and fined again in their absence for non-compliance. The company and 2 directors were fined £660 each and ordered to pay total costs of £700 and a £268 victim surcharge each.</p> <p>Convicted 29/07/2025 – Company &amp; director each ordered to pay a fine of £5,000 and ordered to pay a victim surcharge of £2,000 and costs of £300 – total of £7,300 each.</p> <p>Re-Prosecute. JBG preparing casefile</p> <p>NW contacting UU and LCC regarding meeting over layby.</p> |

|   |          |          |                     |  |  |
|---|----------|----------|---------------------|--|--|
| 4. Land at the junction with Greenberfield Lane, Gisburn Road, Barnoldswick | 4285     | 04/03/24 | N/A                 | 04/05/24   | Breach of condition notice to alter the perimeter fence in accordance with the approved plan.<br><br>Court date 12/02/25 - were convicted in their absence. No separate penalty.<br><br><b>13/11/25 followed up UU and waiting response.</b> |
| 5. Land to the West of Brogden View, Brogden Lane, Barnoldswick             | 17/01/25 | N/A      | 17/02/25 & 17/06/25 | Breach of Condition Notice to submit details and alter ground level of site.<br><br>Planning application submitted                               |  |
| 6. Land to the West of Brogden View, Brogden Lane, Barnoldswick             | 17/01/25 | N/A      | 17/02/25 & 17/06/25 | Breach of Condition Notice to submit details of and implement a surface water sustainable drainage scheme<br><br>Planning application submitted. |  |