REPORT FROM:	**LEGAL SERVICES MANAGER**
TO:	**WEST CRAVEN COMMITTEE**
DATE:	**1st December 2026**

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ENFORCEMENT ACTION
WEST CRAVEN

BUILDING ACT NOTICES, BREACH OF CONDITION AND ENFORCEMENT NOTICES

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

					Pleaded guilty on 27th May 2025 and was fined £773 and ordered to pay costs of £337 victim surcharge £309. Developer asked about progress on 17/09/25 **The developer will be submitting applications to LCC for both sites at the same time once consent approved form bridge. Awaiting approval**
3. Land at the junction with Greenberfield Lane, Gisburn Road, Barnoldswick	4256	14/12/23	N/A	14/02/24	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. Company and director convicted on 28th August for non-compliance. Director: - Fine £660, costs £400, victim surcharge £264 – total £1324 Company: - Fine £770, costs £400, victim surcharge £308 – total £1478 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. Convicted 29/07/2025 – Company & 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. Re-Prosecute. JBG preparing casefile NW contacting UU and LCC regarding meeting over layby. 11/12/25 Exchange with developer iterating the requirement to install the crossing **Convicted on 25/02/26 -** Langdale Homes fined £3164, costs £700, victim surcharge £704 total £4564. Jospeh Hindle fined £1100, costs £700, victim surcharge £440 total £2240. **Convicted on 01/06/26 –** They were both fined £10,000 and ordered to pay costs of £350 and a victim surcharge of £4,000 - total £14,350 each. **Convicted on 07/10/26 –** Langdale Homes Ltd (no director) fined £20,000 and ordered to pay costs of £475 and a victim surcharge of £2,000 - total £22,475. This brings their total fines/costs to: - • Langdale Homes Limited - £39,594 in fines, £2,925 costs and £9,276 victim surcharge - total £29,320. • Joe Hindle - £16,760 in fines, £2,050 costs and £6,704 victim surcharge - total £25,514 No powers to do works in default of a breach of condition notice and this is not Council land which also

					prevent us from doing the work ourselves. Advised residents to approach committee to see if enforcement action would be pursued with tenants if they became owners of the land.
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. Court date 12/02/25 - were convicted in their absence. No separate penalty. 13/11/25 followed up UU and waiting response. **Passed UU info to developer and not taken any further action.**
5. Land to the West of Brogden View, Brogden Lane, Barnoldswick	4515	17/01/25	N/A	17/02/25 & 17/06/25	Breach of Condition Notice to submit details and alter ground level of site. **Planning application submitted – pending consideration.**
6. Land to the West of Brogden View, Brogden Lane, Barnoldswick	4515	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 **Planning application submitted – pending consideration.**
7. Land off Cob Lane and Old Stone Trough Lane Kelbrook Lancashire	2140384	21/07/26	N/A	21/09/26	Site has been repossessed. In conversations with person responsible.
8. 44 York Street, Barnoldswick, BB18 5BD	2141508	21/07/26	25/08/26	25/10/26	Enforcement Notice to permanently remove fencing and other means of enclosure and demolish and remove the steps that have been formed. Need to check compliance