

| HYNDBURN BOROUGH COUNCIL - COMMITTEE REPORT | |
|--|---------------------------|
| REPORT TITLE: | Enforcement Update |
| DATE REPORT WRITTEN: | 5 December 2025 |

Purpose of the Report

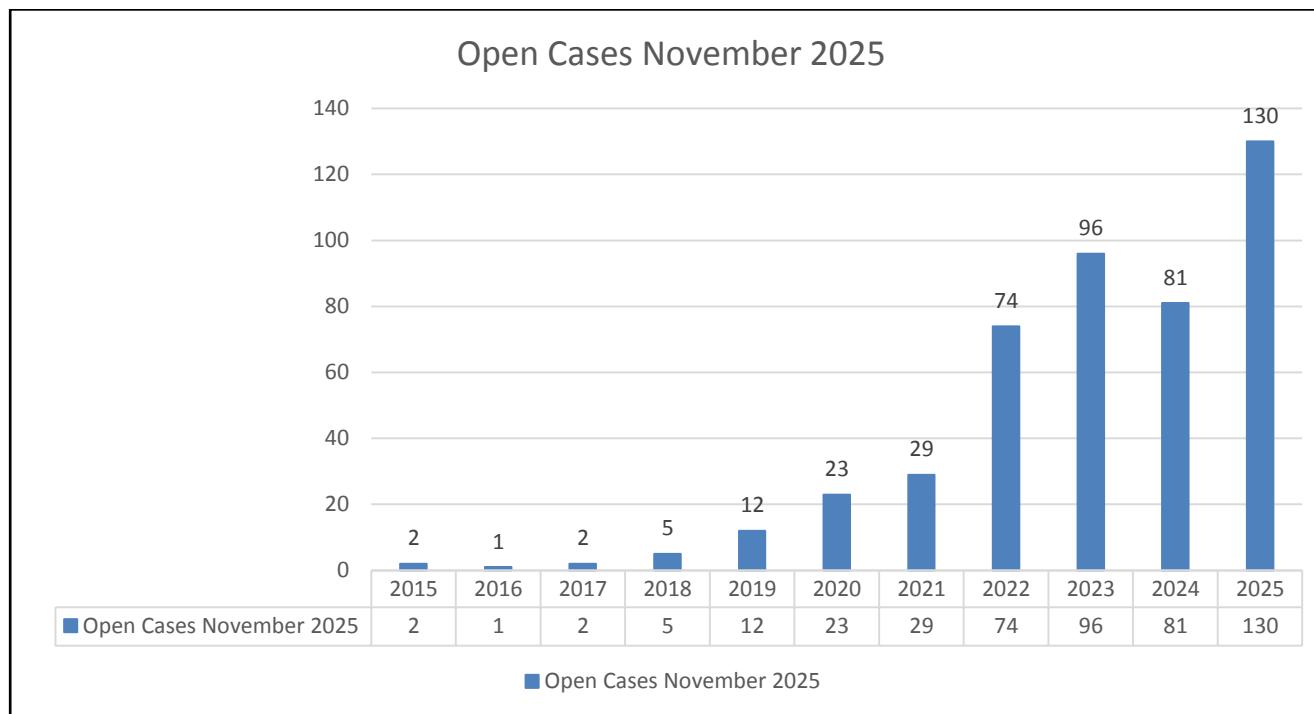
To update the Planning Committee on the work of the Planning Enforcement Service.

Enforcement Cases

There are currently 455 live cases within the system. A breakdown of the year in which these outstanding cases were received is provided in Table 1 below.

Since 1 April 2025, the service has received 154 new enforcement complaints. Several of these cases are complex in nature, involving a combination of technical breaches as well as more significant matters.

Table 1: Open enforcement cases at the end of November 2025 for the years 2015 – 2025.



Since 1 April 2025, a total of 151 enforcement cases have been closed.

Planning Enforcement Plan

On 3 December 2025, Cabinet resolved to adopt the Planning Enforcement Plan which will come into effect on 1 January 2026. This will replace the current 'Planning Enforcement Code of Practice'.

The proposed Plan outlines the Council's approach to investigating reports of alleged unauthorised development and the circumstances in which enforcement action may be taken. It also emphasises that enforcement action is discretionary and seeks to provide clarity and transparency for residents and stakeholders regarding the scope of the Council's resources and the limits of its enforcement powers.

The Plan also establishes a clear framework for how enforcement complaints will be prioritised by the service. This prioritisation reflects both the scale and nature of any alleged unauthorised development, as well as the level of harm that may be arising from it.

Please see the Plan attached at Appendix 1.

Enforcement Notices and Formal Cases

In September 2025, three Enforcement Notices were upheld by the Planning Inspectorate following the dismissal of appeals. These are outlined below:

- Enf 23/165 - 105 Hyndburn Road, Church - Without planning permission, the erection of boundary wall, fence and roller shutters to the side of the property facing Riding Barn Street.
- Enf 24/008 - Land at Higher Rhoden, Oswaldtwistle - The erection of an agricultural building.
- Enf 23/165 - 18 Moorside, Clayton-Le-Moors - Erection of first floor side extension and alterations to rear elevation.

Although these Enforcement Notices have now taken effect, the compliance periods have not yet expired. The cases will be closely monitored to ensure adherence, and prosecution will be pursued if compliance is not achieved.

Two Enforcement Notice appeals remain outstanding and are still under consideration by the Planning Inspectorate:

- Enf 24/111 - Jaucourt Street, Accrington - Erection of fencing.
- Enf/22/046 – Wood Street, Church – The laying of concrete without sufficient drainage.

The outcomes of these appeals will be reported to the Planning Committee in due course.

The format of future reports

Following the adoption of the Planning Enforcement Plan and the introduction of new database software, the service will be reviewing how workloads and outcomes are monitored. This will include developing appropriate performance indicators which will be reported in future update reports.

It should be noted that the figures in this report cannot be directly compared with those in previous reports because the monitoring procedures have changed. Future reports will use consistent methods so that the service can produce and maintain accurate monitoring data going forward.

Local Government (Access to Information) Act 1985:
List of Background Papers

N/A