

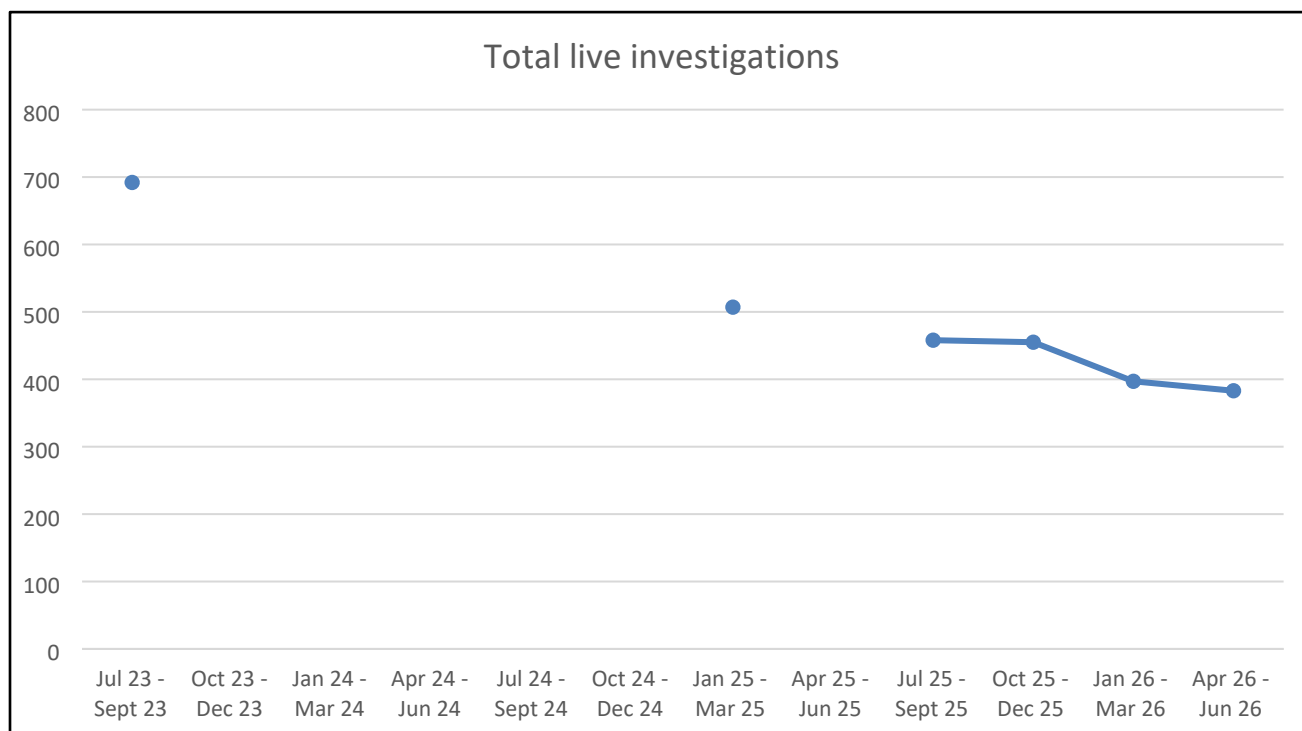
HYNDBURN BOROUGH COUNCIL - COMMITTEE REPORT	
REPORT TITLE:	Enforcement Update
DATE REPORT WRITTEN:	9 th July 2026

Purpose of the Report

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

Enforcement Cases

As of 30 June 2026, there were 383 live enforcement investigations. Progress continues to be made in reducing the caseload from 692 live investigations in September 2023.



In the most recent quarter (1 April 2026 to 30 June 2026) the service received 47 new enforcement complaints, while 61 cases have been closed.

The open cases have been reduced from 397 on 31 March 2026 to 383 on 30 June 2026.

These figures demonstrate continued progress in reducing the overall number of open investigations to a more manageable level. This will enable officers to focus more effectively on new cases, resolve complaints more promptly, and take formal enforcement action where it is expedient to do so.

The Council's Planning Enforcement Plan adopted in December 2025 establishes how the Planning Enforcement Service will prioritise complaints, with each complaint receiving a priority classification as follows:

Priority 1:

Development causing significant or irreparable harm including:

- Demolition or unacceptable alteration of a Listed Building.
- Development in a Conservation Area where immediate, irreparable damage would be caused to special architectural or historic interest.
- Works to trees protected by a Tree Preservation Order or within a Conservation Area.
- Development that would result in significant or irreparable harm to the interest of statutory protected archaeological or ecological sites.

Priority 2:

Development where there is a risk of substantial harm to the environment, public safety and/or amenity

- Development in the Green Belt or countryside areas.
- Development of residential sites (including residential caravans).
- Development in a Conservation Area where the character and appearance of the area may be harmed (not falling within Priority 1).
- Building works which are ongoing at the time of the submission of the complaint and action could prevent unacceptable development from being completed.
- Other development, or breach of planning controls or conditions, that cause substantial harm to the environment, public safety and/or amenity.

Priority 3:

Cases where there is a risk of minor harm to the environment, public safety and/or amenity including:

- Development, or breach of planning controls or conditions, that cause minor harm to the environment, public safety and/or amenity.
- Other development which is clearly contrary to established policies and would be unlikely to receive planning permission.

Priority 4:

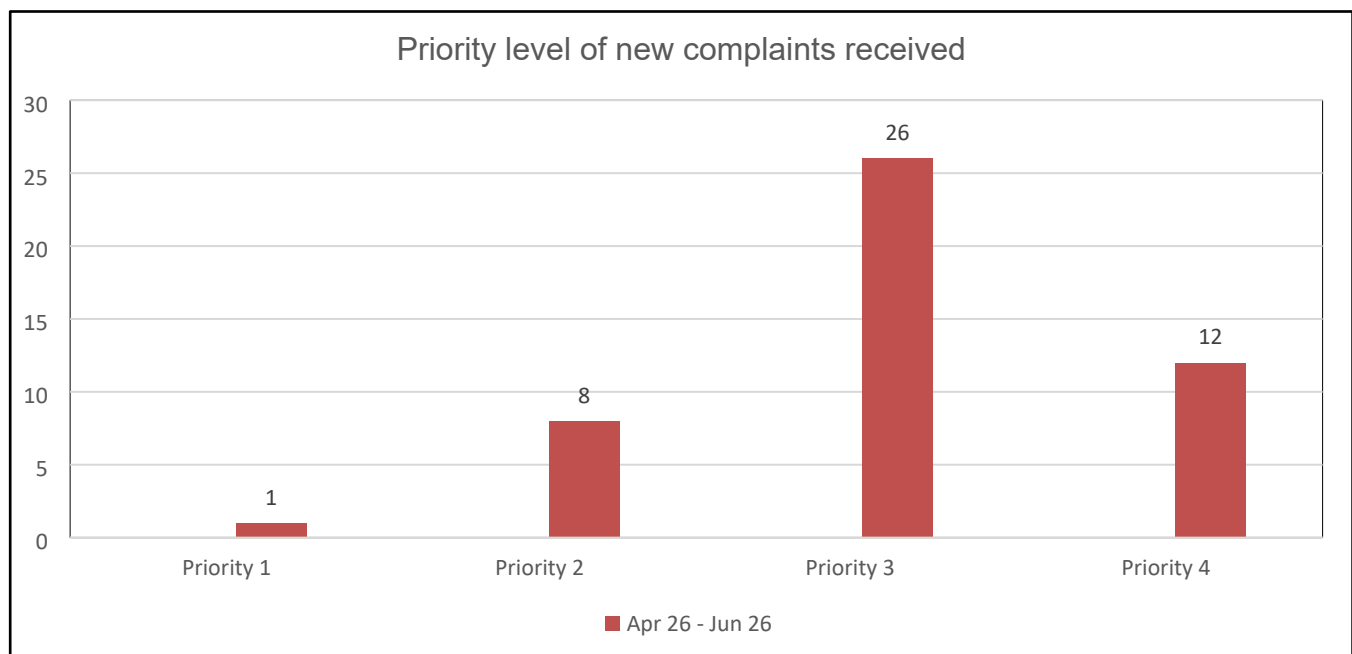
All other complaints such as minor technical breaches where very little or no harm arises, and those relating to developments that are already complete or uses of land which already exist at the time the complaint is made including those that do not fall within any other category above:

- Development causing concerns which may be resolved by limited modification.
- Advertisements, satellite dishes and minor works including boundary treatments (except those caught by the categories above)).
- Small-scale uses or development that cause limited or no demonstrable harm.

The Priority Categorisation of cases determines the relevant timescale for a site visit to be carried out. The Planning Enforcement Plan sets out the following targets:

- Priority 1: Site visit carried out within 1 working days of receipt of complaint
- Priority 2: Site visit carried out within 10 working days of receipt of complaint
- Priority 3: Site visit carried out within 20 working days of receipt of complaint
- Priority 4: Site visit carried out within 25 working days of receipt of complaint

The priority ranking of complaints received from Priority 1 (high) to Priority 4 (low) between 1 April 2026 – 30 June 2026 are displayed in the table below.



The majority of complaints received in the quarter were categorised as Priority 3 and 4 where harm to the environment, public safety and/or amenity was considered to be minor or caused limited or no demonstrable harm.

Enforcement Notices and Formal Cases

In June 2026, the Planning Inspectorate dismissed an appeal relating to land at Wood Street, Church. The breach of planning control involved the laying of concrete across the site without the provision of adequate drainage. As the appeal was dismissed, the Enforcement Notice has now taken effect. Although the compliance period has not yet expired, the case will be closely monitored and, should the requirements of the Notice not be met within the prescribed timescale, prosecution proceedings will be commenced.

In January 2026, the Planning Inspectorate dismissed an appeal relating to land at Jaucourt Street, Accrington, where mesh fencing had been erected around an area of unadopted highway without planning permission. The appeal decision upheld the Enforcement Notice, which required the removal of the fencing and the restoration of the land to its former condition by 21 April 2026.

As the requirements of the Notice have not been complied with, the Planning Enforcement Team is currently preparing prosecution proceedings.

Upcoming Priorities and Next Steps

Work is continuing to improve the monitoring and reporting of planning enforcement activity. Future performance reports will include a more detailed analysis of enforcement investigations, including the reasons why cases have been closed and a breakdown of complaints received by priority level (Priority 1 to Priority 4). This additional information will provide Members with a clearer understanding of the volume, nature and complexity of enforcement work undertaken by the service.

To further strengthen service delivery, an additional part-time Planning Enforcement Officer was appointed during this quarter. This additional resource will increase the team's capacity, support the continued reduction of the enforcement caseload and enable a more proactive approach to investigating breaches of planning control.

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

N/A