

Walmsley Arms

My name is Mark Glover. I am a member of the Royal Town Planning Institute.

Since July 2016 I have been the Planning Enforcement Officer at Hyndburn Borough Council. I have been asked to provide evidence of the planning enforcement history of the Walmsley Public House, Great Harwood.

I wish to confirm that Hyndburn Council's planning section has received four complaints about the Walmsley Arms since 2014.

The complaints centred on the use of the rear beer garden area of the public house and included the erection of plastic sheeting and the use of an out building as smoking shelters and the erection of a gazebo for what we believe was to shelter patrons from rain when outdoor events took place. The likely harm caused by using such developments was the noise and disturbance to occupiers of neighbouring properties as well as potential safety issues.

In the four cases, the local planning authority did not progress the complaints either because the activity did not constitute development and so was beyond its jurisdiction or the owner of the property removed the structure before the council began planning enforcement action.

Ref No.	Description of development	Harm	Outcome
Enf/14/006	Erection of smoking shelter to the rear of the Walmsley Arms	Noise and disturbance	It was claimed that the shelter had been there for four years. With no evidence to the contrary the shelter was regarded as being immune to enforcement action.
Enf/14/152	Installation of plastic sheeting and changes to the coping stones to form a roof on the barn to the rear of the Walmsley Arms	Visual intrusion	The plastic sheeting was removed 19/8/14 so no further action. The change to the coping stones was regarded as diminimus and so no further action was considered expedient.

Enf/15/178	Erection of building and a marquee in the beer garden area of the Walmsley Arms	Visual intrusion, noise and disturbance	The marquee and building have been removed and the breach at this time has been resolved.
Enf/16/108	Erection of timber shelter and marquee in the beer garden area of the Walmsley Arms	Visual intrusion, noise and disturbance	<p>It appears that the smoking shelter had been in place for more than four years and is therefore immune from enforcement action.</p> <p>The marquee has been removed and as such no breach of planning control has occurred.</p>