

**REPORT FROM: ASSISTANT DIRECTOR PLANNING, BUILDING CONTROL
AND REGULATORY SERVICES**

TO: BARROWFORD AND WESTERN PARISHES COMMITTEE

DATE: 6TH AUGUST 2025

Report Author: Neil Watson
Tel. No: 01282 661706
E-mail: neil.watson@pendle.gov.uk

APPEALS

1. Notification of the following new appeals – 4

PLE/23/0531
25/0018/AP/ENFORC

Appeal against enforcement notice for within the past 10 years unauthorised change of use of land from agricultural land to recreational with the addition of structures for human habitation at Land Adjacent Pasture Barn East, Pasture Lane, Barrowford, Nelson, BB9 by Gregory Farnell

24/0684/FUL
25/0022/AP/REFUSE

Appeal against refusal of planning permission for Change of use of pub (Sui Generis) to a dwelling (C3) and the erection of 1 no. dwelling on existing car park at Cross Gaits Inn, Beverley Road, Blacko, Nelson, BB9 6RF by Mr John Kay

24/0685/LBC
25/0023/AP/REFUSE

Appeal against refusal of listed building consent for change of use of pub (Sui Generis) to a dwelling (C3) and the erection of 1 no. dwelling on existing car park at Cross Gaits Inn, Beverley Road, Blacko, Nelson, BB9 6RF by Mr John Kay

PLE/25/0116
25/0024/AP/ENFORC

Appeal against enforcement notice for Within the last 4 years, the erection of a single storey structure on agricultural land. This is not permitted development, at Pendle House Farm, Barley Lane, Barley, Nelson, BB9 6LG by Daniel And Deborah Harper

2. Outstanding Appeals – 0

3. Notification of the following appeal decisions – 2

24/0484/FUL
25/0005/AP/REFUSE

Appeal against refusal of planning permission for demolition of existing vacant shop and the erection of 6 no. dwellings with associated infrastructure at Roaming Rooster, Barrowford Road, Higham, Burnley, BB12 9ER by Mr Charles McDermott. Appeal Allowed.

24/0826/PIP
25/0006/AP/REFUSE

Appeal against refusal of permission in principle for erection of up to 5 No. dwellings at Land to the East of Ebenezer Chapel, Gisburn Road, Blacko, Nelson, BB9 by Mr Reegan Haigh.
Appeal Dismissed.

LIST OF BACKGROUND PAPERS

NW/MP

Date: 23rd July 2025