

Barrowford Committee Update Report 6th August 2025

25/0810/OUT – 425 Gisburn Road, Blacko

The agent has advised that a drainage strategy is now being prepared. It is therefore recommended that the application is **deferred** to allow for the submission and assessment of the drainage strategy.

25/0337/FUL - Saint Peter and Saint Pauls Roman Catholic Church

A main consideration of the assessment of the application was missed in the original report by error. This is policy SUP1 of the Local Plan that deals with the Loss of Community facilities.

The policy states that:

With the exception of sports and recreational facilities, which are addressed in Policy ENV1, the Council will resist the loss of community facilities that require a change of use application unless:

- an appropriate alternative is provided, OR
- evidence is presented that the facility is no longer required or financially viable and that the facility cannot provide for an alternative community use (including health and education facilities) identified as being needed in the area, OR
- it can be proven the property has been vacant and actively marketed for a community use for over one year

The applicant has since informed us that the auction house that sold the property to the applicant has marketed the property for a month, and the property was put on the market in the first place as the church was no longer required following dwindling numbers in attendees for Sunday evening mass. This is supported by a statement from the church's former priest. However, this does not sufficiently prove that any of the above criteria has been met. No evidence has been submitted to demonstrate that the property was financially unviable and cannot provide for an alternative community use OR that the property has been actively marketed for a community use for a reasonable price for over a year.

Since the agent was informed of this close to the date of the committee meeting, they were offered the option to submit evidence to demonstrate any of the above criteria as identified under SUP1. Had they agreed the officer recommendation would have been to defer the application to the next committee meeting to allow the applicant time to submit this further information. However, the agent has since informed that they do not intend to submit anything further.

In this case the proposed development would result in the loss of a community facility and would be contrary to policy SUP1 of the Adopted Pendle Local Plan Part 1: Core Strategy, and Paragraph 88 of the NPPF.

Planning balance

The council is in a position of housing undersupply and therefore the tilted balance applies to the consideration of the application, the benefits of the development and level of undersupply must be balanced against the adverse impacts of the development and the application approved unless the adverse impacts significantly and demonstrably outweigh the benefits.

The development would provide economic and social benefits from contribution to the economy from the construction of housing, the provision of new housing and would contribute towards addressing the 2.2-year deficit in the borough's 5-year housing supply. However, taking in to account the scale of the development at 6 flats those benefits would be minor.

On applying the tilted balance, the adverse impacts from the loss of the community facility would significantly and demonstrably outweigh the benefits therefore the principle of development would be unacceptable.

RECOMMENDATION: Refuse

Due to the following reason:

1. The proposed development would result in the loss of a community facility and would be contrary to policy SUP1 of the Adopted Pendle Local Plan Part 1: Core Strategy, and Paragraph 88 of the NPPF.