

Report Title	PLANNING APPLICATIONS
Meeting	WEST CRAVEN COMMITTEE
Meeting Date	2ND SEPTEMBER 2025
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	EARBY & COATES AND BARNOLDSWICK
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning application.

REPORT TO WEST CRAVEN COMMITTEE ON 02 SEPTEMBER 2025

Application Ref: 25/0491/PNT

Proposal: Prior Approval Notification (Telecoms): Installation of a 20m high lattice tower supporting 3no. antennas with 2no. 600mm transmission dishes, 2no. ground-based equipment cabinets and ancillary equipment including 10x10m compound with 1.8m palisade fence and 3m wide double access gates.

At: Site Of Proposed Telecommunication Mast, Greenberfield Lane, Barnoldswick

On behalf of: EE LIMITED

Date Registered: 24/07/2025

Expiry Date: 18/09/2024

Case Officer: Alex Cameron

Site Description and Proposal

The application site is to the south of Greenberfield Lane on a parcel of agricultural land to the north of the Grade II Listed West Close Farmhouse.

This is a prior notification application under Schedule 2, Part 16 of the General Permitted Development Order 2015 for the installation of telecommunications equipment comprising a 20m high lattice mast and antennas with associated equipment compound.

Relevant Planning History

None.

Consultee Response

LCC Highways – No objection subject to conditions and notes.

NATS – No objection.

Barnoldswick Town Council - Could the design be made more natural ie. tree like The proposed site is close to the open countryside in a more rural than an urban setting.

The proposed site is in close proximity to a Grade II listed building directly in the line of site.

The proposed site is close to residential properties on Greenberfield Lane.

The land is intended to be allotment land so can the location be taken in to consideration when making a decision.

Public Response

Nearest neighbours notified. Responses received objecting on the following grounds:

- Visual impact on the area
- Harm to rural character
- Impact on heritage assets including listed buildings and Roman road without public benefits

- Conflict with Local Plan policies SDP1, SDP2, ENV1 and ENV2
- Impact on adjacent dwellings
- Height and overbearing dominant impacts
- Loss of amenity value of green space
- Impact on a popular walking route
- Impact on water supply running through the field
- Inaccurate ownership details
- Inadequate alternative site search and there is an alternative approved site at the Rainhall Road car park
- Impact on wildlife and agriculture
- Inadequate consultation
- Health and environmental effects
- Impact on property values

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 (Presumption in Favour of Sustainable Development) Reflects the presumption in favour of sustainable development set out in the National Planning Policy Framework.

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum.

Policy ENV2 (Achieving Quality in Design and Conservation) states that all new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving our heritage assets.

Replacement Pendle Local Plan

Policy 38 (Telecommunications) of the Replacement Pendle Local Plan states that proposals for new telecommunications development should, in the first instance, seek to share an existing mast or site. All proposals should minimise the impact on the natural and built environment, designated areas, listed buildings, educational establishments and residential amenity. Design should be sympathetic in respect of height, materials and colours.

Applicants are also required to submit a statement which certifies that ICNIRP guidelines will be met.

Guidance on telecommunications development is also contained within the National Planning Policy Framework paragraphs 118-122.

The Framework states that planning policies and decisions should support the expansion of next generation mobile technology, such as 5G. It advises that the number of installations should be kept to a minimum consistent with the needs of consumers and that use of existing masts and other structures should be encouraged.

Paragraph 122 states that "local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question

the need for the telecommunications system, or set health safeguards different from the International Commission (ICNIRP) guidelines for public exposure."

Permitted Development

Schedule 2, Part 16, Class A(a) of the General Permitted Development Order 2015 (as amended) allows the installation, alteration or replacement of any electronic communications apparatus by electronic communications code operators.

Development involving a new mast is subject to a prior approval process for the determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development, and is so whether that is granted or refused.

Compliance with Part 16, Class A of the GPDO

Part 16 allows the installation of a mast of up to 30m in height, associated antennae and up to 90 cubic metres of radio equipment housing, subject to prior approval notification. The proposed installation is in accordance with the limitations of Part 16, Class A.

Siting and Appearance

There is an existing 4G installation at Barnoldswick Fire Station, however, the tower that hosts that installation is not structurally able to support the equipment necessary to upgrade to 5G. A new site for a 5G installation covering the area is required.

A notification allowed at appeal earlier this year for a mast to replace that on the Rainhall Road car park.

However, the details submitted with this application state that the Rainhall Road car park site has been discounted because there are future redevelopment plans for the car park and the Town and Pendle Council's preference is for an alternative site.

However, there are no immediate proposals to develop on the car park, any such proposals could be designed to accommodate the installation and the applicant has powers to compel the Council to accept the installation on its land.

Therefore, the approval at the Rainhall Road car park is a viable alternative site.

The site of the proposed mast is approximately 70m to the north of a Grade II Listed Building, West Close Farmhouse. The area of agricultural land to the north where the mast is proposed reflects the agricultural origin of the building, the proposed mast would sit in an imposing position on higher land and exacerbated by its utilitarian design and height would be at odds with the agricultural setting and would cause harm to the setting of the Listed Building. The harm would be less than substantial and whilst the mast would result in public benefits, those benefits could be provided by an existing permission on an alternative viable site at the Rainhall Road car park without harm to the setting of the Listed Building. Taking that into account the harm is not outweighed by public benefits. The harm to the setting of the Listed Building would be exacerbated by the utilitarian lattice design of the mast.

There are other Listed Buildings nearby but these are sufficiently separated by screening, buildings, landform and context to ensure that the mast would not cause harm to their settings. The road is not a heritage asset.

An ICNIRP certificate and declaration declaring compliance with guidelines for public exposure has been submitted with the notification and therefore the siting of the proposed installation is acceptable in terms of public health.

There is no indication that proposed siting of the mast would result in impacts on protected species.

Concerns have been raised that the siting would impact on a water supply, there is no specific evidence of this presented and it is a matter that would be controlled separately under other legislation.

Other matters have been raised including impact on value of dwellings nearby, this is not a material consideration.

The development is therefore contrary to policies ENV1, ENV2 and 38.

RECOMMENDATION: Prior Approval is Required and Refused

For the following reason:

1. Due to its siting within the setting of the Grade II Listed Building West Close Farmhouse and imposing utilitarian appearance the proposed mast would cause less than substantial harm to the significance of the Listed Building, the less than substantial harm would not be outweighed by public benefits, the development is therefore contrary to policies ENV1 and ENV2 of the Pendle Local Plan: Core Strategy and Policy 38 of the Replacement Pendle Local Plan.

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LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 7th August 2025