

West Craven Committee Update Report 02nd September 2025

25/0491/PNT – Greenberfield Lane, Barnoldswick

Public Comments

Additional public comments received objecting on the following additional grounds:

- Potential for noise pollution

Consultee Comments

Conservation Consultants - The Grade II listed West Close Farmhouse is of special interest as an early C18 former farmhouse in two storeys with gabled stone roof. It is relatively small scale, in three bays with a gabled central two storey porch giving a distinctive character that is typical of the era and East Lancashire region. It represents small-scale sheep farming practices prior to the intensification and development of farming in the mid to late C19.

In relation to setting, Historic England's advice is contained in its Planning Note 3 (second edition) entitled The Setting of Heritage Assets. This describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas, which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated.

The application site historically formed part of the farmstead belonging to the listed Farmhouse, and retains its undeveloped rural character. The farmhouse is bound to the south (its principal elevation) by a timber fence and vegetation. To the north it is partially bounded by tree planting but this is incomplete and there is no screening along sections of the northern boundary, allowing for clear views towards this elevation.

The land rises towards the proposed development site from the listed building to the south, where there is clear intervisibility from the site towards the listed building's rear elevation, and from the immediate east both the site and asset are clearly viewed together. Due to its relative proximity to the listed building, intervisibility between the site and the listed building, the historical association between the site and the asset, and its continued undeveloped rural character, the application site makes a contribution to the significance of the listed building.

Whilst the site is not visible from the principal elevation of the asset, it is likely that given the height of the proposed mast at 20m, and the rising topography, the mast will be viewed in conjunction with the principal elevation, and will appear as an alien, large-scale and obtrusive feature in its semi-rural setting. Views from the north towards the listed building will encompass the mast which will again appear alien, and erode the contribution made by the site to its significance. The impact will be exacerbated by the rising topography of the site. The proposed mast would therefore

cause a low level of less than substantial harm to the listed building, which is unjustified given the opportunity for potential alternative locations.

Whilst the proposal would provide a public benefit, this public benefit could likely be achieved elsewhere without causing harm to the significance of heritage assets, the preservation of which must be given special consideration in planning decisions that affect them.

As I am required to do so, I have given S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 considerable weight in my comments.

For the reasons identified above, the proposal, currently outlined in the submission documents, represents a low level of less than substantial harm to the significance of the Grade II listed West Close Farmhouse. As such the proposal fails to meet the duty to preserve under the Act and would need to be considered by the LPA under P215 of the NPPF. Whilst the proposed mast provides a public benefit, this could be provided in alternative locations that does not harm heritage assets, and so the harm is unjustified, as required by P213 of the NPPF. The scheme is therefore contrary to Chapter 16 of the NPPF, and policy ENV1 of the Core Strategy.

Officer Comments

The full comments of the Council's conservation consultants support the officer's assessment in the Committee Report.

Additional concerns have been raised in relation to noise pollution, this is not a material consideration in the determination of a telecommunications prior approval application, telecommunications installations are not typically associated with noise issues.

The publicity period for the notification expires on 4th September and as such it is recommended that the refusal of prior approval is delegated to the Assistant Director Planning Building Control and Regulatory Services subject to the expiry of the publicity period.

RECOMMENDATION: Delegate Refusal

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.