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| <b>Report Title</b>                         | <b>PLANNING APPLICATIONS</b> |
| <b>Meeting</b>                              | <b>WEST CRAVEN COMMITTEE</b> |
| <b>Meeting Date</b>                         | <b>7TH OCTOBER 2025</b>      |
| <b>Report Author</b>                        | <b>NEIL WATSON</b>           |
| <b>Directorate</b>                          | <b>PLACE</b>                 |
| <b>Lead Executive Member(s)</b>             | <b>COUNCILLOR L. WHIPP</b>   |
| <b>Wards Affected</b>                       | <b>EARBY &amp; COATES</b>    |
| <b>Public. Part Exempt, or Fully Exempt</b> | <b>PUBLIC</b>                |
| <b>Appendices (if any)</b>                  | <b>NONE</b>                  |

## **PLANNING APPLICATIONS**

### **PURPOSE OF REPORT**

To determine the attached planning application.

## REPORT TO WEST CRAVEN COMMITTEE ON 07 OCTOBER 2025

**Application Ref:** 24/0800/CND

**Proposal:** Approval of Details Reserved by Condition: Discharge Condition 5 (Future Management and Maintenance of public open spaces and pedestrian/cycle link between the estate and Coates Lane) and Condition 6 (Internal pedestrian and cycle link between the estate and Coates Lane) of Planning Permission 23/0067/REM.

**At:** Development Site To The West Of Meadow Way, Skipton Road, Barnoldswick

**On behalf of:** Tabley Homes (Barnoldswick) Ltd

**Date Registered:** 18/11/2024

**Expiry Date:** 13/01/2025

**Case Officer:** Alex Cameron

### **Site Description and Proposal**

This application is made under article 21 of the Town and Country Planning (General Development Procedure) Order 2015 to seek confirmation of compliance with Condition 5 (Future Management and Maintenance of public open spaces and pedestrian/cycle link between the estate and Coates Lane) and Condition 6 (Internal pedestrian and cycle link between the estate and Coates Lane) of reserved matters approval 23/0067/REM.

Condition 5: Within 3 months of the start of development details of the proposed arrangements for the future management and maintenance of the public open spaces and pedestrian/cycle link between the estate and Coates Lane shall be submitted to and approved by the local planning authority. These should include the establishment of a private management and maintenance company and include the maintenance of the wildflower and landscaping for a minimum of 10 years. The open spaces and pedestrian/cycle link shall be maintained in accordance with the approved management and maintenance details thereafter.

Reason: To ensure that the open spaces and pedestrian/cycle link are completed and thereafter maintained to an acceptable standard in the interest of residential amenity and highway safety.

Condition 6: Notwithstanding the plans submitted, prior to occupation of the first dwelling the internal pedestrian and cycle link between the estate and Coates Lane shall be constructed in accordance with a scheme to be approved by the local planning authority to include details of construction, surfacing, drainage and barriers at its junction with Coates Lane and shall be maintained in perpetuity.

Reason: In the interests of highway safety.

### **Relevant Planning History**

23/0067/REM - Reserved Matters: Major: Erection of 30 no. dwellings (Appearance, Landscaping, Layout and Scale) of Planning Permission 19/0815/OUT. Approved

## **Consultee Response**

LCC Highways – Condition 5 - The Landscape Management plan BAR2211\_LMP01\_Rev 1 dated July 2025 includes provision for the monthly inspection of the pedestrian link to ensure a safe, functional, clean and free from dilapidation, and grime. This is stated as a 5 year rolling programme.

There is no objection to the discharge of this condition from a highway perspective, it is noted that there are other elements to this condition which are not relevant to highways.

Condition 6 - It is noted that the wall along Coates Lane is to be reduced in height to 1m above Coates Lane. This is supported by the Highway Authority. We would recommend that the scheme is amended further to ensure a high quality link is provided from the development to the existing highway infrastructure however we note that advice from the planning authority that this is not within scope of the condition.

## **Officer Comments**

Condition 5 (Future Management and Maintenance of public open spaces and pedestrian/cycle link between the estate and Coates Lane) – The submitted details (BAR2211\_LMP01\_Rev 1) provide for acceptable long terms management and maintenance of the public open spaces and pedestrian cycle link and are therefore acceptable.

Condition 6 (Internal pedestrian and cycle link between the estate and Coates Lane) – The submitted details (102-0122 – L(20)002, 2299-SCE-00-00-DR-C-0024-P03, HH\_SRB\_PSO\_01 REVD) are acceptable.

It is noted that an existing telegraph pole partially obstructs the pedestrian access, there is a separate cycle access to the carriageway of Coates Lane which would not be obstructed, whilst pedestrians would not be likely to be prevented from using the access by this other footpath users such as wheelchair users and parents with pushchairs are likely to be obstructed.

Unfortunately, the telegraph pole is beyond the application site and outside of the scope of the off-site highway works condition, which was discharged in 2023. Therefore, there is no mechanism for the Council to require the telegraph pole to be relocated. There is no possible alternative position for the pedestrian access and so the Council cannot require that this issue is resolved within the scope of this condition. The details submitted are therefore acceptable.

## **RECOMMENDATION: Discharge Conditions 5 and 6**

Condition 5 (Future Management and Maintenance of public open spaces and pedestrian/cycle link between the estate and Coates Lane) – The submitted details (BAR2211\_LMP01\_Rev 1) are acceptable. The condition is discharged subject to implementation.

Condition 6 (Internal pedestrian and cycle link between the estate and Coates Lane) – The submitted details (102-0122 – L(20)002, 2299-SCE-00-00-DR-C-0024-P03, HH\_SRB\_PSO\_01 REVD) are acceptable. The condition is discharged subject to implementation.

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## **LIST OF BACKGROUND PAPERS**

Planning Applications

**NPW/MP**

**Date:** 29<sup>th</sup> September 2025