

Report Title	PLANNING APPLICATIONS
Meeting	BARROWFORD AND WESTERN PARISHES COMMITTEE
Meeting Date	5TH NOVEMBER 2025
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	BARROWFORD & PENDLESIDE
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE 5TH NOVEMBER 2025

Application Ref: 25/0393/FUL
Proposal: Full: Erection of 5 no. garages and amended site plan
At: Park Hill Farm, Gisburn Road, Barrowford, Lancashire BB9 6AJ
On behalf of: Mr Robert Evans
Date Registered: 01/08/2025
Expiry Date: 26/09/2025
Case Officer: John Halton

Site Description and Proposal

The application relates to a site comprising five residential properties, currently under construction, their respective curtilage and communal areas.

The application site is located within the Open Countryside, Green Belt and Higherford Conservation Area.

The proposal is seeking to obtain full planning permission for the erection of five garages.

Relevant Planning History

19/0361/FUL – Full: Conversion and extension of barn to form five dwelling houses (lapsed).

24/0232/FUL – Full: Conversion of existing barn and outbuilding into 5 no. dwellings.

24/0558/CND – Approval of Details Reserved by Condition: Discharge Condition 3 (Materials), Condition 4 (Bat Box Specification), Condition 5 (Written Scheme of Investigation), Condition 6 (Landscaping Scheme), Condition 9 (Scheme for Disposal of Foul and Surface Water), Condition 12 (Construction Traffic Management Plan), Condition 18 (Biodiversity Gain Plan), Condition 19 (Section 106 agreement) of Planning Permission 24/0232/FUL.

25/0045/CND – Approval of Details Reserved by Condition: Discharge Condition 13 (Site Access and off-site works of highway improvement) of Planning Permission 24/0232/FUL.

Consultee Comments

Lancashire County Council

Having reviewed the documents submitted, Lancashire County Council acting as the local highway authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development is unlikely to have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

The proposed garages are considered adequately sized internally to count as one car parking space and can also provide secure storage for at least two cycles.

Barrowford Parish Council

No objection. The proposed layout and location of the garages means the loss of some community grassed areas and a reduction in the Biodiversity Net Gain. The site falls within the Higherford Conservation Area. The large old farm barn which was the main feature of importance to the Conservation Area at Parkhill Farm, had become a building at risk due to dilapidation through lack maintenance. The Parish Council felt that it should be preserved even if it had to be altered to meet a future use. The site is not one of the easiest to develop because of its location and the existing biodiversity value was marginal as most of the area was covered by the barn, outbuildings and access tracks.

The site abuts the farmland holding of Parkhill Farm which is within the Green Belt and the area along the river has some inclusion in the Conservation Area. Although biodiversity is limited within the immediate site there are opportunities to improve the biodiversity of the area within the Conservation Area along the public right of way (PROW). Is it possible that Biodiversity Net Gain (BNG) improvements could be made to this area, the costs being offset by BNG secured through any Section 106 agreement applied to this development?

Public Response

None.

Officer Comments

The main issues associated with this planning application are compliance with adopted planning policy and guidance on design, impact on the Green Belt and the setting of a Conservation Area, parking and Biodiversity Net Gain.

Policy

Policy SDP1 (Presumption in Favour of Sustainable Development) sets out the presumption in favour of sustainable development which runs through the plan.

Policy SDP2 (Spatial Development Principles) states that new development within a settlement boundary is supported unless there is an exception within the National Planning Policy Framework or elsewhere in the Local Plan.

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) states that the historic environment and heritage assets of the borough, will be conserved and where appropriate should be enhanced.

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.

Policy ENV4 (Promoting Sustainable Travel) seeks to minimise the need to travel. It requires new development to have regard to the impacts which may be caused to the highways network.

Policy ENV7 (Water Management) considers the impacts of flood risk on and from new development.

Policy LIV5 (Designing Better Places to Live) requires all new development to make the most efficient use of land and be built at a density appropriate to its location taking account of townscape and landscape character. Provision for open space and/or green infrastructure should be made within all new developments, where it is viable and feasible to do so.

Saved Policy 31 (Parking) of the Replacement Pendle Local Plan and Appendix 2 address the maximum parking standards for development.

Policy BNDP01 (New Housing in Barrowford) of the Barrowford Neighbourhood Development Plan seeks to ensure that new residential development delivers the highest possible standards of design, is appropriate to the surrounding local context and protects or enhances its landscape setting.

National Planning Policy Framework (NPPF) (February 2025) sets out the overall policy framework for planning in England. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, noting that there are three dimensions to sustainable development: economic, social and environmental. The policies in the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

The Design Principles Supplementary Planning Document (SPD) sets out guidance in relation to the design of parking and domestic garages.

The Conservation Area Design and Development Guidance SPD informs developers about the appropriate use of materials and detailing to ensure that the character and appearance of a conservation area is preserved or enhanced.

The Site

The application site is in the open countryside on land that is designated as Green Belt. It is within the Higherford Conservation Area and adjoins the settlement boundary. The site was previously in agricultural use and is not previously developed land.

Planning application (24/0232/FUL) permitted the conversion of an existing barn and outbuilding to form five dwellings.

The barn is recorded as a non-designated heritage asset on the Lancashire historic Environment Record (PRN36106) and is thought to date to the late 18th or early 19th century. Its conversion into four residential units represented the optimum viable use of a heritage asset and secured its future in accordance with Policy LIV1. In addition to securing the future of a non-designated heritage asset the approved scheme retained the essential rural character of the farmyard group of which it is part.

Further development proposals at this location are required to accord with policies concerning the Green Belt, design, heritage and amenity.

Green Belt

The application is located within the Green Belt. The NPPF notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Development in the Green Belt is inappropriate and affects the openness of the Green Belt unless it is defined in the NPPF as not being inappropriate.

Paragraph 154 (b) states that the following is not inappropriate:

the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

The development is proposed on the southern section of the site. This is an area where landscaping was proposed, and which was to be kept open in the permission granted to convert the building. The proposal would build over a large extent of this area with an extension for one garage attached to a house and two other blocks. The openness of this section of the site and part of the green belt would not be maintained. The erection of three structures would not preserve the openness of the green belt.

The Pendle Green Belt Assessment (DLP Planning, 2019) concludes that the parcel of land in which the application site is located (Ref. P025), makes a critical contribution to checking unrestricted sprawl (Green Belt Purpose 1) and a major contribution to preventing neighbouring towns from merging into one another (Green Belt Purpose 2).

The other exception that could apply is under paragraph 155. That considers whether the development is on green belt and then applies two other tests.

The land is critical to ensure that there is no urban sprawl. It does not therefore meet the definition of green belt. Further there is no information that it meets test 155 (b) that there is demonstrable unmet need for this form of development. Here there is parking provided in the development and there is no need for garages.

Furthermore, the exceptional circumstances required to justify development within the Green Belt have not been demonstrated. As such the proposal is not in accordance with national planning policy as set out in the NPPF, specifically paragraph 154.

The development is therefore harmful to the openness of the Green Belt.

Design

Farmsteads and their buildings are designed for a specific purpose, which is reflected in their siting, scale, arrangement and features. Most traditional farm buildings in Pendle, whether barns, shippons, cart sheds, pigsties or stables, are relatively simple, robust and functional structures built from locally available materials with a minimum of decoration.

When significant change is proposed within the countryside it is important to come to an early understanding of its landscape setting, character and significance, including the value of the constituent parts of the farm group. This helps to establish the degree to which the site is capable of absorbing change without damage to its character and interest, and that of the conservation area in which it is located.

Maintaining the rural character of the farmyard group establishes its setting within the rural landscape and maintains the openness of the Green Belt. These are distinguishing features of the eastern bank of Pendle Water highlighted in the Higherford Conservation Area Character Appraisal.

The previously approved scheme included areas of hardstanding for car parking to help retain the character of the farmyard group and its setting in the landscape. In contrast the layout and unsympathetic design of the proposed garages undermine the essential rural character and agricultural context of this group of converted farm buildings. In this respect the proposed development does not address the requirements of Policies ENV1, ENV2 and LIV5 of the Core Strategy (2015).

The proposed garages are to be built of natural stone with grey slate roofs to match the existing. These materials are typical of the area and acceptable. To this extent the proposal addresses the requirements of Policies ENV1 and ENV2 of the Core Strategy (2015).

Historic Environment

The character and appearance of the Higherford Conservation Area continues to be influenced by its origins as two historic rural farming settlements clustered around the northern crossing of Pendle Water, with houses at Park Hill and Holt Square dating from the 16th century. A variety of smaller buildings of differing shapes and sizes, create irregular and haphazard building lines. There is a predominance of local stone and slate, together with simple and robust vernacular detailing, to the built form.

Paragraph 4.3 of the Character Appraisal highlights that to the east of Pendle Water, prevented further expansion of the village. Here essentially open farmland provides an attractive setting for the conservation area. The views out over the Green Belt fields maintain the links between the village and its rural farmland setting. Mature trees both within and outside the conservation area provide a substantial green backdrop to the built form.

The large outbuilding, which occupied the site to be occupied by two of the proposed garages limited views of the open countryside. However, its function was clearly agricultural contributing to the character of the farmyard cluster.

The nature of the farmyard cluster that application 24/0232/FUL sought to maintain will be lost if this proposal is implemented as proposed. In contrast, the proposed layout and design of the proposed garages 'domesticate' the site causing less than significant harm to both the setting and character of the Higherford Conservation Area. There are limited public benefits to this other than a contribution to the local economy and supply chain. These are modest at most and do not outweigh the harm to the significance of the conservation area.

Based on the above the proposal fails to comply with the requirements of Policies ENV1 and ENV2 of the Core Strategy (2015).

Amenity

The proposal will not impact the amenity of nearby residents.

Parking

Saved Policy 31 and Appendix 2 of the Replacement Pendle Local Plan (2006), address the maximum parking standards for development, whilst Policy ENV4 seeks to promote the use of sustainable modes of travel and minimise the need to make journeys by car. There is adequate parking for the development and there are no objections in terms of highway safety.

Biodiversity Net Gain (BNG)

The development does not lead to the loss of any areas of ecological value. The development does conflict with the provisions of the BNG proposed in the approved barn conversion. It will be for the developer to agree the BNG provision through the net gain plan alongside that for the previously approved scheme.

Reason for Decision

Given the site's position within the Higherford Conservation Area, the demolition of the former agricultural buildings, the overall decrease in volume, and the tidying up of the site were assessed as strong benefits for both the Green Belt and Heritage cases associated with the approval of planning application 24/0232/FUL. These benefits will be compromised significantly should three domestic garage blocks be constructed on land that was previously to be kept open.

For reasons of poor design, failing to maintain the openness of the Green Belt, failing to demonstrate the exceptional circumstances required to develop on Green Belt land, and failing to adequately address Biodiversity Net Gain requirements the application is recommended for refusal.

Recommendation: Refuse

Application Ref: 25/0393/FUL

Proposal: Full: Erection of 5 no. garages and amended site plan

At: Park Hill Farm, Gisburn Road, Barrowford, Lancashire BB9 6AJ

On behalf of: Mr Robert Evans

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE 5TH NOVEMBER 2025

Application Ref: 25/0558/FUL

Proposal: Full: Conversion of gym area to create 1 no. flat (Use Class C3) including roof lift to first floor above to create an additional flat (Use Class C3).

At Belgarth Nursing Home, Wheatley Lane Road, Barrowford

On behalf of: Mr Omar Ahmad

Date Registered: 08.09.2025

Expiry Date: 03.11.2025

Case Officer: Athira Pushpagaran

This application has been 'called in' to committee by the Chair.

Site Description and Proposal

The application site is a former care home facility which has extant planning permission for conversion into 12 apartments under 21/0994/FUL. It is situated within a residential neighbourhood within the defined settlement boundary.

The proposed development is the conversion of the gym area and the erection of a first-floor extension above it to create an additional 2 flats (Use Class C3). This would increase the number of flats on this site from 12 to 14.

Relevant Planning History

23/0187/CND Approval of Details Reserved by Condition: Discharge Condition 6 (Asbestos survey), Condition 7 (Construction & Demolition survey), Condition 8 (CDM plan), Condition 9 & 11 (Hard Landscaping plan), Condition 12 (Landscaping Plans) of Planning Permission 21/0994/FUL.

22/0452/ADV Advertisement Consent: Installation of 2 No. advertisement hoardings.

21/0994/FUL Full: Major: Demolition of rear extensions and conversion of care home (Use Class C2) to 12 No. apartments (Use Class C3), reconfigure part of roof and two storey extensions to the rear.

Consultee Response

Highways

The previously approved scheme was for 12 flats (one x one bed and 11 x two beds) requiring 23 spaces with 22 car parking spaces provided, giving an overall shortfall of one space. The increase in flats now proposed (one x one bed and thirteen x two beds) would require 27 2 spaces overall. There are 25 spaces proposed, increased from 24 giving a shortfall of two spaces. The mobility parking spaces have been relocated close to the building entrance and combined with electric vehicle charging points. A path has been added to access the bin store in the western corner of the site.

The applicant should provide more information about how they propose bins to be collected. The path between the store and Warren Drive is proposed at 1m wide and clearly unsuitable for the large communal bins, the bin store appears small to accommodate waste and recycling for 14 flats. The size and number of bins should be stated in consultation with Pendle Borough Councils' waste team and the path should be designed to accommodate the movement of the bins between the store and highway on collection day. Without this the bins may be stored on the highway which would not be acceptable.

Amendments have been made to further maximise the space within the external areas as highlighted previously, which are welcomed. The external space is considered to be constrained and designed to minimum standards which is not likely to accommodate all users. This may result in a minor overspill of parking onto Warren Drive. Should this application be approved, we would seek to secure matters raised relating to the collection of refuse before the decision.

Parish/Town Council

No Objection: The proposed conversion of the approved gym and the raising of the roof height to create another 2 additional apartments will not materially increase the footprint of the approved plans. The 1st floor increase may raise concerns from the residents next door and should be considered if appropriate. The proposed increase in parking spaces from 22 to 24 with some on road parking primarily to Wheatley Lane. The inclusion of a further 2 apartments could be seen as over development, but the loss of the gym and 1st floor extension could be viewed as an enhancement to the original design, balancing the aesthetics of a prominent building.

Environment Officer Trees/Landscape

No objection

PBC Environmental health

No response

United Utilities

No response

PBC Engineering

No response

Public Response

The nearest neighbours have been notified by letter, with one objection received raising the issues summarised below:

- Loss of residential amenity through overlooking and loss of privacy
- Impact on Character of the Area

Relevant Planning Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy SDP3 (Housing Distribution) sets out the location of new housing in the Borough in conjunction with SDP2 and LIV1.

Policy ENV1 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 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

Policy ENV4 (Promoting Sustainable Travel) seeks to promote sustainable travel as well as development impacts and accessibility and travel plans for major developments to mitigate any negative impacts.

Policy ENV5 (Pollution and Unstable Land) concerns the risks of air, water, noise, odour and light pollution in addition to addressing the risks arising from contaminated land.

Policy ENV7 (Water Management) concerns the risk of flooding from flood or surface water. It requires flood risk to be assessed and sustainable drainage measures to be used.

Policy LIV1 (Housing Provision and Delivery) sets out the requirement for housing to be delivered over the plan period. This policy allows for non-allocated sites within the Settlement Boundary as well as sustainable sites outside but close to a Settlement Boundary.

Policy LIV3 (Housing Needs) encourages the support and provision of a range of residential accommodation.

Policy LIV4 (Affordable Housing) sets out the targets and thresholds to contribute towards the provision of affordable housing. Where the relevant target cannot be met a financial viability assessment should be provided to allow for negotiation and adjustment accordingly.

Policy LIV5 (Designing Better Places to Live) requires all new housing to be designed and built in a sustainable way. New development should make the most efficient use of land and be built at a density appropriate to its location taking account of townscape and landscape character. Provision for open space and/or green infrastructure should be made in all new housing developments.

Replacement Pendle Local Plan

Saved Policy 31 sets out the maximum parking standards for development.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Para 139 of the framework states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking

into account any local design guidance and supplementary planning documents such as design guides and codes.

The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design and protecting residential amenity.

Officer Comments

The proposed development is in a residential area situated within the defined settlement boundary. There is extant permission for 12 apartments at this site the proposal is to add two more flats to the site. There are no underlying policies which would prevent the development in principle. The principal material considerations for the application are as follows:

Design and Visual Amenity

The external alterations include a first storey part extension to the side above the previously approved ground replacement extension. This would be to the rear but would be visible from the front, though set back from the frontage. The extension would follow the existing roof slope and the proportions of openings. It would have ashlar cut stone and white painted render walls, natural grey slated roof and UPVC doors and windows to match the existing building. to match the existing building

Overall, the proposed development would be acceptable in terms of design in accordance with policies ENV1 and ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy and the Adopted Pendle Design principles SPD.

Residential Amenity

The external alterations include a first storey part extension to the side above the previously approved ground replacement extension. This would introduce a two-storey blank wall adjoining the party boundary with No. 59 Wheatley Lane Road. This would breach the 45-degree guidance for the rear living room window for no. 59. This is the primary window to the living space, with the only other window being a smaller secondary window opening to a tunnelled corridor between no, 59 and 57. The extension would also have an unacceptable overbearing impact on the rear patio of no. 59.

In this case the proposed development would have an unacceptable impact on the living conditions of the occupants of no.59 and would therefore not be acceptable, contrary to policies ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy and the Adopted Pendle Design principles SPD.

Highways

The previously approved scheme was for 12 flats and was approved with 22 car parking spaces.

The two new flats now proposed would require 4 more spaces, but only three more are proposed. The overall parking provision of the previous scheme already had a shortfall of one, with the current proposal increasing the shortfall to two.

The parking provision is also designed to minimum standards which is not likely to accommodate all users, resulting in an overspill of parking onto the street. However, as there is some scope for on street parking at peak times there would not be any unacceptable highway impact due to this.

The bin store appears small to accommodate waste and recycling for 14 flats. A condition requiring details of the bin store of an acceptable size would be required in case of an approval.

Subject to the above condition the proposal would not result in any unacceptable impact on highway safety and would be in accordance with Policy ENV4 of the Local Plan: Part 1 Core Strategy and Policy 31 of the Pendle Replacement Local Plan and paragraph 115 of the National Planning Policy Framework.

Trees

A tree protection plan has been submitted to ensure that no harm would be brought to the TPO protected trees to the eastern side of the site. This has been assessed by the council's Environment Officer and found acceptable. The development in this case will have no unacceptable impact on trees.

RECOMMENDATION: Refuse

Due to the following reason:

1. The proposed development would result in an unacceptable overbearing impact on the occupants of No. 59 Wheatley Lane Road and would therefore be contrary to ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy and the Adopted Pendle Design principles SPD.

Application Ref: 25/0558/FUL

Proposal: Full: Conversion of gym area to create 1 no. flat (Use Class C3) including roof lift to first floor above to create an additional flat (Use Class C3).

At Belgarth Nursing Home, Wheatley Lane Road, Barrowford

On behalf of: Mr Omar Ahmad

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE

5TH NOVEMBER 2025

Application Ref: 25/0602/PIP

Proposal: Permission in Principle: Erection of 4 no. dwellings.

At: 34 Pasture Lane, Barrowford

On behalf of: Mr and Mrs Crockett

Date Registered: 18/09/2025

Expiry Date: 24/10/2025

Case Officer: Alex Cameron

This application has been brought before Committee at the request of a Councillor.

Site Description and Proposal

The application site relates to land to the north west of an existing dwelling at 34 Pasture Lane, the existing site is in equine use with a riding arena and stable on the land. The application site is adjacent to a Public Right of Way which runs north west in the direction of Pasture House, a Grade 2 listed building 480m from the site. The application site is beyond but adjacent to the settlement boundary of Barrowford which is 40m to the south.

This is an application for Permission in Principle for up to four dwellings on the site.

Relevant Planning History

23/0680/FUL - Full: Demolition of an existing stable, erection of 1 no. self-build eco-home with an attached garage and a new access lane. Approved

Consultee Response

LCC Highways – The existing access arrangement is not considered suitable to accommodate the proposed development traffic. The unnamed single vehicle width lane which carries public footpath FP1302007 will need to be widened to 5.5m along the full frontage with a separate footway to one side of 2m wide Visibility splays of 2.4m by 25m to both sides of the proposed access are acceptable, as previously approved. The indicative proposed single access to serve the 4 dwellings within internal turning heads is considered suitable, rather than 4 separate access points. The proposed new estate road will need to be widened to 5.5m wide to allow refuse and other larger vehicles to access. As stated on the previous application, the site is not well supported for sustainable travel. The access arrangements can be improved to mitigate the impact of the development traffic, with the widening of the unnamed lane and the provision of a footway to mitigate the impact upon pedestrians.

Subject to the access improvements there is no objection to the proposal. The detailed design of the infrastructure is subject to approval at stage 2 technical details stage, where we will comment further, should this application be approved.

Lancashire Fire and Rescue – Comments related to building regulations.

United Utilities – Recommend a drainage condition for the technical details stage.

PBC Environmental Health – Recommend construction method statement condition and contaminated land note.

PBC Countryside Access - Public footpath FP1202006 runs along the southern side of the field where the proposed development is due to take place. Please note that this application has brought to light that the digital representation of the footpath available on Lancashire County Council's website appears to be incorrect. I have notified the County Council of this issue for the necessary update to be made. The proposed development passes close to the public footpath and therefore please include a note on any planning permission granted on this site.

Barrowford Parish Council - The Permission in Principle relates to land which lies outside the Settlement Boundary, but which was granted permission for a single large eco-house set within large gardens (23/0680/FUL).

The Parish Council objected to that application through its impact on the openness of the countryside, and as it was a development outside the Settlement Boundary which could lead to urban sprawl. The Barrowford & Western Parishes Area Committee refused the application but it was approved by the Development Management Committee in December 2023.

The Parish Council's main concern was that this field and the field above it contributed to the setting and visual amenity of the Grade II listed Pasture House Farm, as well as 34 Pasture Lane (Pasture Cottage) which, although not listed, is recorded as an 18th century weaver's cottage by Lancashire County Council. The current Planning in Principle application for four dwellings clearly justifies our concern about urban sprawl outside the Settlement Boundary. Furthermore, the illustrative drawings show car turning circles that could be construed as access to yet more housing if this application is approved. Pendle Borough Council made a judgement call in relation to the approved application in 2023. A similar judgement clearly does not apply to this application in light of the increase in the additional number of properties outside the Settlement Boundary and the ensuing increase in impact on the setting and visual amenity of Pasture House Farm, on the open countryside and on Public Rights of Way overlooking the proposed site. In this connection it should be noted that an application (22/0763/FUL) for 3 houses in the field above the proposed site was refused on appeal through impact on the setting and amenity of Pasture Farm House and on the Settlement Boundary. A Permission in Principle decision should also consider relevant development issues. The proposed access via the existing farm track to Pasture House Farm (known locally as Robinson Lane) is a Public Right of Way and is not adequate for the access needed for four additional houses. The lane originally served Pasture House Farm and a worker's cottage but in recent years three additional dwellings have been created from barn conversions, and a small polytunnel manufacturing business. Robinsons Lane is approximately 4m wide and would need extensive works including passing place widening and improved entrance splay over land possibly not owned by the applicant, as well as requiring potential serious loss of trees and hedgerow. Finally, the lack of a completed Pendle Local Plan for a decade now has left pieces of land important to the setting and character of noteworthy buildings and open countryside without adequate protection. The Parish Council believes that Pendle Council made the wrong decision regarding the 2023 approval. If the current application is approved this could form a precedent for potential additional development within the open countryside in this area and do further harm to the setting and amenity of Pasture House Farm.

Public Response

Nearest neighbours notified. No response.

Officer Comments

This type of application can only be determined on matters of the principle of the development with its scope limited to location, land use and the amount of development. Conditions and/or planning obligations cannot be imposed at this stage. If approved a Technical Details application would be required before the development taking place, that would include details such as plans and technical reports. Conditions and planning obligations can only be imposed at that stage.

Principle of Housing

In this case, although the application site is outside the settlement boundary within the Open Countryside it is close to the settlement boundary. As such, this case relies on Policy LIV1 of the Core Strategy which states that until such a time that the Part 2 Site Allocations document is adopted, sites close to the settlement boundary which are sustainable and make a positive contribution to the housing supply will be supported. In this case, although there is a neighbourhood plan in Barrowford and the application site is within the neighbourhood area, the neighbourhood plan does not make any site allocations and the Local Planning Fourth Edition is not at the point of adoption. As such, Policy LIV1 still applies here. The proposed development is just 40m from the settlement boundary of Barrowford, 320m from Booths supermarket, 780m from St. Thomas' C of E Primary school and 500m from many of the shops in the local shopping frontage in Barrowford this is a sustainable location for a development of four dwellings. Furthermore, planning permission has previously been granted for one dwelling on this land, it is therefore established to be an acceptable location for housing development in principle.

Visual amenity

This application deals with the principle of development only matters of design, visual impact and landscaping would be considered at the technical details stage. However, with appropriate design and landscaping four dwellings could be accommodated on this site without unacceptable impacts.

Heritage Impact

As above this would be assessed at the technical details stage, however, due to the distance and landform between the site and the Listed Building Pasture House to the north west, the development would not in principle be likely to result in harm to the setting of the Listed Building.

Residential amenity

In principle four dwellings could be accommodated on the land without unacceptable residential amenity impacts. This is a matter that would be assessed fully at the technical details stage.

Drainage and Flood Risk

The site is not identified as being at risk of flooding and the provision of adequate drainage is a technical matter for the technical details stage.

Impact of Trees

There are trees within and adjacent to the site, the impact on trees would be a matter for the technical details stage.

Highways

It has been raised by LCC Highways that widening of the access from Pasture Lane may be required to provide adequate access. This is a matter for the technical details stage.

Planning Balance

The Council is in a position of housing undersupply and therefore the tilted balance applies to the consideration of this 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, it would also provide an affordable dwelling. Taking into account the scale of the development at four dwellings the level of contribution would be minor

The proposed development potentially has minor harms in terms of development where there currently is none, however, the potential minor harm is significantly outweighed by the benefits of the development.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. Taking into account all material considerations the proposed development is acceptable in principle. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

INFORMATIVE

As part of a technical details application the following information should be provided:

- Plans, including location plan, existing and proposed site plan, access visibility splay plan, elevation and floor plans and existing and proposed levels and/or sections.
- Foul and Surface Water Drainage Scheme
- Construction Management Plan
- Tree Survey
- Ecology Survey
- Biodiversity Net Gain Metric and draft Biodiversity Gain Plan

Application Ref: 25/0602/PIP

Proposal: Permission in Principle: Erection of 4 no. dwellings.

At: 34 Pasture Lane, Barrowford

On behalf of: Mr And Mrs Crockett

LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 21st October 2025