

Report Title	<b>PLANNING APPEALS</b>
Meeting	<b>BARROWFORD AND WESTERN PARISHES COMMITTEE</b>
Meeting Date	<b>3RD DECEMBER 2025</b>
Report Author	<b>NEIL WATSON</b>
Directorate	<b>PLACE</b>
Lead Executive Member(s)	<b>COUNCILLOR L. WHIPP</b>
Wards Affected	<b>BARROWFORD &amp; PENDLESIDE</b>
Public. Part Exempt, or Fully Exempt	<b>PUBLIC</b>
Appendices (if any)	<b>NONE</b>

## APPEALS

1. Notification of the following new appeals – 0

2. Outstanding Appeals – 5

PLE/23/0531  
25/0018/AP/ENFORC

Appeal against enforcement notice for within the past 10 years unauthorised change of use of land from agricultural land to recreational with the addition of structures for human habitation at Land Adjacent Pasture Barn East, Pasture Lane, Barrowford, Nelson, BB9 by Gregory Farnell

24/0684/FUL  
25/0022/AP/REFUSE

Appeal against refusal of planning permission for Change of use of pub (Sui Generis) to a dwelling (C3) and the erection of 1 no. dwelling on existing car park at Cross Gaits Inn, Beverley Road, Blacko, Nelson, BB9 6RF by Mr John Kay

24/0685/LBC  
25/0023/AP/REFUSE

Appeal against refusal of listed building consent for change of use of pub (Sui Generis) to a dwelling (C3) and the erection of 1 no. dwelling on existing car park at Cross Gaits Inn, Beverley Road, Blacko, Nelson, BB9 6RF by Mr John Kay

PLE/25/0116  
25/0024/AP/ENFORC

Appeal against enforcement notice for Within the last 4 years, the erection of a single storey structure on agricultural land. This

is not permitted development, at Pendle House Farm, Barley Lane, Barley, Nelson, BB9 6LG by Daniel And Deborah Harper

25/0449/PIP  
25/0032/AP/REFUSE

Appeal against refusal of permission in principle for erection of up to 2 No. dwellings at Land To The North East Of Ing Farm, Colne Road, Barrowford, Nelson, BB9 by Mr And Mrs P. Leeds

3. Notification of the following appeal decisions – 1

25/0110/OUT  
25/0031/AP/REFUSE

Appeal against refusal of outline permission for erection of 9 detached and semi-detached dwellings with integral, attached and detached garages (Access, Layout, Scale and Landscaping). at 425 Gisburn Road, Blacko, Nelson, BB9 6LS by The Executors of the Estate of Mrs. D. Holt. Appeal Withdrawn.

**LIST OF BACKGROUND PAPERS**

**NW/MP**

**Date: 30th October 2025**