

Report Title	PLANNING APPLICATIONS
Meeting	COLNE AND DISTRICT COMMITTEE
Meeting Date	04TH DECEMBER 2025
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	BOULSWORTH & FOULRIDGE
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO COLNE & DISTRICT AREA COMMITTEE 4TH DECEMBER 2025

Application Ref: 25/0453/FUL

Proposal: Full: Erection of an agricultural shed with an extended access track into the agricultural field.

Address: Site for proposed agricultural building to the NE of 10-12 Hollin Hall, Hollin Hall, Trawden

On behalf of: Mr R Barker

Date Registered: 23/10/2025

Expiry Date: 18/12/2025

Case Officer: Laura Barnes

This application is before committee members due to the level of public interest.

Site Description and Proposal

The application site is located within the Open Countryside and within the Conservation Area. There are no other statutory designations affecting the land upon which the development is proposed.

The application seeks planning permission for the erection of an agricultural building to provide storage for farm machinery and feed. The proposed building is to measure 6m x 4m, with a footprint of 24 square metres. The building is to have a dual pitched roof with a ridge height of 3.9m and an eaves height of 2.1m. It is to be constructed with a sawn timbre weatherboarding cladding and a fibre cement sheet roof.

Relevant Planning History

None relevant

Consultee Response

Environmental Health

No comments

Lancashire County Council Highways

No objection

Trawden Parish Council

Access to the field is undisputed. The Parish Council has been given evidence of an established previous track but not of one in the current position. There is no evidence of a track of the same width and extent or in the position of the one now constructed. The topography of the field has been altered by the deposit of quantities of hardcore. The track is very visible from footpaths 1307137 and 1347137.

If there is an accepted need for a storage shed in the field, the Parish Council have no comment on the materials proposed. It is of the opinion that, as currently proposed, the shed would be in an undeveloped, open and prominent site which would harm the character and appearance of the Trawden Forest Conservation Area. The Parish Council suggests that if the proposed shed were rotated 90deg, with its main entrance towards the access gate and recited to a position alongside the wall of number 10/12 Hollin Hall, its visibility would be mitigated by the background of existing buildings. The need for an area of hardstanding would be significantly reduced. The building would be in a less prominent position.

See attached plan with suggestions of alternative locations, A and B. (Plan to be sent via email).

Public Response

Nearest neighbours notified by letter, a site & press notice have been displayed.

Comments have been received raising the following issues:

- The site is visible from 5 public rights of way
- Building projects beyond building line
- Archaeology concerns
- Two wooden huts & a metal storage container on the land which are unsympathetic to the surroundings
- There is no temporary sheep pen
- External lighting will cause disturbance to neighbours and wildlife
- A suggestion to rotate the position of the proposed building by 90 degrees
- No evidence of a historic track
- The feed for the sheep is currently stored elsewhere
- Loss of a view
- Impact upon Conservation Area

Comments have also been received in support of the application, stating the following:

- No objection
- Supports the application on animal welfare grounds
- The building would allow security for the equipment required to maintain the stock
- Modest structure and well positioned to minimise impact
- Agricultural crime is becoming an increasing issue

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 (Presumption in Favour of Sustainable Development) takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy ENV2 (Achieving Quality in Design and Conservation) 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.

Supplementary Planning Guidance: Development in the Open Countryside

Trawden Neighbourhood Plan

Policy 1 of the Trawden Neighbourhood Plan sets out that development should be within settlement boundaries, unless it meets one of two exceptions: 1) where it requires a countryside location for tourism or would support agriculture or 2) where it is in a sustainable location adjacent to the settlement boundary and complies with all other policies in the Pendle Local Plan and the Neighbourhood Plan.

Policy 6 relates to heritage assets and requires that proposals respect and enhance the setting, character and appearance of heritage assets.

Policy 7 deals with Areas of Townscape Character, including Hollin Hall where it encourages new development to fit unobtrusively with the existing building and character of the street scene. It also sets out that any gaps which provide views out to the open countryside should be maintained.

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.

Principle of Development

The Trawden Neighbourhood Plan requires that development is within settlement boundaries, except in two particular circumstances. One of which is to support agriculture. In this case, the proposed building would support the smallholding by providing cover to store a small tractor and essential machinery. The building would also provide space to store feed for the animals.

Design

The Open Countryside SPG states that as most agricultural building are simple shed-like structures they need to be well designed and constructed to a colour scheme which reflects traditional farm buildings. Ideally, the roofs should be Van dyke brown or Olive green, upper walls should be stained timber (Yorkshire Board) and lower walls should be painted concrete blocks.

It is noted that the applicant has chosen to reorientate the position of the proposed building during the determination of this application. This has been done entirely out of choice of the applicant, based upon local comments on the proposals. The proposed building is to be constructed from steel portal frame, the building will be clad in sawn treated timber boarding, with a fibre cement roof. The SPD recommends that upper walls are Yorkshire boarding, in this particular case the applicant has chosen to propose timber boarding to the entire building. Given the position of the proposed building against the backdrop of existing residential dwellings, coupled with its modest scale (5m x 6m) the materials proposed would be acceptable.

As a result, the proposed building complies with Policies ENV2 and the Open Countryside SPG.

Landscape and Visual Amenity

The application site is located to the rear of existing cottages along Hollin Hall. The proposed building would be viewed from surrounding public rights of way against the backdrop of the existing residential development. It would be modest in scale and clad in a neutral material which would not result in an unacceptable landscape impact. Long distance views of the building would

be seen in the context of the existing row of cottages and it would not result in an unacceptable visual impact. A landscaping scheme could be required by condition in order to further assimilate the building into the surroundings.

As such, the proposal is acceptable in landscape and visual amenity terms, in accordance with Policies and ENV2 of the Local Plan: Part 1 Core Strategy and the Open Countryside SPG.

Heritage

The proposed development lies within the Conservation Area. However, given its position to the rear of a line of existing cottages and given its modest scale, it would result in a neutral impact upon the character and appearance of the Conservation Area. As such, the proposed development accords with Policy ENV1 of the Local Plan and Policy 6 of the Neighbourhood Plan in this regard.

Residential Amenity

The building is to be sited close to existing dwellings. However, it is clear from the information provided and a site visit that there are already animals living in the field and there would be no change to this position. The building is not designed to provide animal shelter, it is for storage of equipment.

The proposed development accords with Policies ENV2 and ENV5 of the Local Plan: Part 1 Core Strategy.

Highways

The Highways Authority have not raised any objections. There is some discussion of a track in the public comments and Parish Council submissions. However, the area of gravel running along the existing driveway between Oak Cottage and 6 Hollin Hall is of a modest scale and would not result in an unacceptable impact upon highway safety. As such, it complies with policy in this regard.

Biodiversity Net Gain

The application is accompanied by a small site metric, as is required for minor applications of this nature since 2nd April 2024. The metric sets out that 0.15 Biodiversity Units of Area Habitat would be lost as a result of the proposed development. The mandatory 10% uplift would need to be demonstrated at condition discharge stage. The application is aiming to achieve this through modified grassland and a rural tree, with the metric stating this would result in an uplift of 12.09%.

The applicant would have to enter into a s106 in order to take care of the 30 year management and maintenance arrangements which are required for the proposed intervention. This would be subject to a condition as would other applications nationally.

Drainage

No scheme has been put forward for drainage of the proposed development. However, this could be requested by condition.

Other Issues

Various issues have been raised which are not material planning considerations, for example the loss of a view. However, the installation of external lighting has been raised and this is something which can be taken into consideration. It is typical for this type of agricultural building not to require external lighting. This is something which can be controlled by planning condition. In terms of

archaeology, this is not a known area for having archaeological issues and as such the applicant has not been required to provide information in this regard.

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. The proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. 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

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Site Plan 2002.1049.GA2C Rev B

Reason: For the avoidance of doubt and in the interests of proper planning.

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the Proposed Elevation Plan.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. Prior to the commencement of works involved in the installation of drainage a scheme for the disposal of surface water, details shall have been submitted to and approved in writing by the Local Planning Authority. The use of the building hereby approved shall not commence unless and until surface water drainage has been constructed and completed in accordance with the approved scheme.

Reason: To control surface water flow disposal and prevent flooding.

5. There shall be no external lighting erected to illuminate the building hereby approved without the written approval of the Local Planning Authority.

Reason: In the interest of amenity.

6. No part of the development shall commence unless and until a Planning Obligation pursuant to section 106 of the Town & Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority. The obligation shall provide for 10% Biodiversity Net Gain and a contribution for monitoring of the Biodiversity Net Gain provision for a 30 year period.

Reason: To ensure the provision of biodiversity net gain.

BNG Conditions

1. The development may not be begun unless
 - a. a biodiversity gain plan has been submitted to the planning authority and
 - b. the planning authority has approved the plan

Phase plan

- (b) the first and each subsequent phase of development may not be begun unless— (i) a biodiversity gain plan for that phase has been submitted to the planning authority and (ii) the planning authority has approved that plan

Reason: In order to fulfil the obligations for Biodiversity Net Gain, in accordance with the Environment Act 2021, Schedule 14.

Application Ref: 25/0453/FUL

Proposal: Full: Erection of an agricultural shed with an extended access track into the agricultural field.

Address: Site for proposed agricultural building to the NE of 10-12 Hollin Hall, Hollin Hall, Trawden

On behalf of: Mr R Barker

REPORT TO COLNE AND DISTRICT COMMITTEE 04TH DECEMBER 2025

Application Ref: 25/0479/FUL

Proposal: Full: (Major): Formation of a 3G Artificial Grass Pitch (AGP) and hardstanding area to side of pitch, a long/triple jump facility and access footpath, siting of 1 no. storage container and erection of perimeter fencing, 6 no. floodlights, and sports hall extension.

At: Park High School, Venables Avenue, Colne

On behalf of: Apex Collaborative Trust

Date Registered: 16/07/2025

Expiry Date: 16/10/2025

Case Officer: Alex Cameron

This application was deferred from November's Committee meeting.

Site Description and Proposal

The application site is on the playing field to the east of Park High School. There are dwellings to the north and south and open land to the east.

The proposed development is the formation of a 3G Artificial Grass Pitch (AGP) and hardstanding area to side of pitch, a long/triple jump facility and access footpath, siting of 1 no. storage container and erection of perimeter fencing, 6 no. floodlights, and sports hall extension.

Relevant Planning History

None.

Consultee Response

LCC Highways – No objection regarding the proposed development, there are no highway grounds to support an objection as set out by NPPF. Comments made in relation to the need for a car park management plan and construction management plan, which can be controlled by condition

Lead Local Flood Authority – No objection subject to conditions.

United Utilities – No objection subject to a condition for the implementation of the drainage strategy.

PBC Environmental Health – We have reviewed both reports, the ACL one submitted by the developer, and the Druk limited report submitted by the residents. The findings in the two reports contradict each other.

In the absence of comments from the developer on the Druk report we tend to agree more with the Druk surveys conclusion that there is potential for noise climate on Castle Road to be adversely affected, particularly during in the evening periods.

We would therefore want to condition the development for hours of operation, to reduce the impact on the neighbours outside of school times, please see a suggested condition below:

The use hereby permitted shall only be conducted between the hours of 08:00 and 18:00 on weekdays and 09:00 and 16:00 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of occupiers of adjoining and nearby properties.

Sport England – No objection subject to a condition

Colne Town Council – The Town Council has concerns about a number of issues relating to the proposed development, as do the local residents. This application, in its current form, will lead to excessive light and noise pollution affecting both local residents and wildlife on the upper rough. Councillors also expressed concerns about emerging evidence of environmental damage and potential health impact to both humans and animals of the materials used for the 3G Pitch, namely microplastics and rubber crumb. The Town Council also recommends that a full consultation with residents be undertaken to review operational issues and to help look for ways to reduce the noise and light pollution for homeowners living in the vicinity.

Public Response

Site notice posted and nearest neighbours notified – Responses received objecting on the following grounds:

- Noise pollution
- Light pollution
- Inadequate noise and lighting assessments
- Contamination risks from the materials used in 3G pitches
- Disposal of waste at the end of the development's life
- Harm to wildlife
- There should be landscaping of the site to improve biodiversity
- Anti-social behaviour
- Inappropriate location for the proposed use, other locations should be considered
- Highway capacity and safety impacts from increased traffic and parking
- There should be a green travel plan
- Flood risk and inadequate drainage details
- Concerns relating to safeguarding with general public access to the facility
- Inadequate public consultation
- Impact on property values

Responses received in support on the following grounds:

- High demand for all-weather pitches in the area
- Benefits to local children and football clubs
- Community and health benefits and benefits to the school's pupils
- The noise and light assessments satisfactorily demonstrate there will not be unacceptable impacts

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy (LPP1)

ENV1 (Protecting and Enhancing Our Natural and Historic Environments) Development should make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments. Existing open spaces will be protected from development. The Council will encourage and support improvements to these spaces.

ENV2 (Achieving Quality in Design and Conservation) All new development should viably seek to deliver the highest possible standards of design, in form and sustainability.

ENV5 (Pollution and Unstable Land) seeks to minimise air, water, noise, odour and light pollution.

ENV7 (Water Management) Requires that developments do not increase surface water run-off rates and that water quality is not compromised.

Colne Neighbourhood Development Plan

CNDP13 (Conserving and Enhancing Landscape Features) States that development should conserve and where possible enhance the landscape in the neighbourhood area. It identifies significant viewpoints the impact on which should be assessed within applications impacting upon them and states that developments which have an unacceptable impact upon them will not be supported.

Open Space

The proposed development would redevelop an existing playing field which is designated as open space, Sport England have assessed the additional details submitted and are satisfied that, subject to conditions, the proposed development would not result in an unacceptable impact on the provision for sport and recreation. The proposed development is therefore acceptable in accordance with Policy ENV1.

Visual Amenity and Landscape Impact.

The development would potentially be seen in elevated long distance views from across the valley, including viewpoints identified as significant in the Neighbourhood Plan, and from the public right of way running approximately 150m to the east of the site from Windermere Avenue to Castle Road.

The development would not be excessively prominent and would be seen in the context of and set against or screened by the existing school buildings, boundary fencing, trees and hedgerows. The lighting would also be seen in the context of the lighting of the school buildings, surrounding houses and street lights. The development would not result in an unacceptable impact upon the landscape character and visual amenity of the area in accordance with policies ENV1, ENV2 and CNDP13.

Residential Amenity

The proposed development would not result in a material change in use of the land, however, it would potentially be result in a change to the intensity and duration of the use for sport and recreation and have potential for noise and light nuisance.

A noise assessment was submitted with the application and Environmental Health initially responded that the development would be acceptable subject to a condition restricting hours of use to Monday - Friday 08:00 – 20:00, Saturday - Sunday 09:00 - 16:00.

A report identifying potential concerns with that assessment has been received in objection to the development.

And an updated noise assessment has been submitted which assesses hours of 08:00-22:00 Monday to Sunday, as the hours requested by Environmental Health would make the development unviable to the applicant.

In responses to the concerns raised at the previous Committee meeting an independent review of the noise assessments from an acoustic consultant is now being sought by the Council's Environmental Health section.

Simply being able to see an illuminated area is not an unacceptable residential amenity impact, it is only where illumination causes an unacceptable level of glare or light spill into an adjacent residential property that the impact of illumination can be unacceptable. A lighting assessment has been submitted and this acceptably demonstrates that the proposed lighting of the development would not cause an unacceptable level of glare or light spill to surrounding residential properties.

Contamination

Concerns have been raised in relation to the materials that are used in 3G pitches and the potential for contaminants to be present in and migrate from them. 3G pitches use a rubber crumb material that is made from recycled rubber, often from recycled tyres, this potentially contains contaminants such as heavy metals and is a potential source of microplastic pollution.

This is an established issue, Sport England along with other related sports bodies have issued a position statement identifying the issue and DEFRA has identified 3G pitches as the highest source of microplastics found in the environment. However, there are currently no UK legislative controls over the use of rubber crumb and DEFRA's report recognises containment measures as a viable approach.

This has been raised with the applicant and details of proposed containment measures for the rubber crumb have been submitted.

With a condition to ensure that either a rubber crumb or alternative that has been validated as not being a potential source of contamination is used or that necessary measures are in place to ensure that contaminants will be adequately contained, the proposed development would not cause an unacceptable risk to the environment and human health.

Flood Risk

Concerns have been raised in relation to flood risk. The surface of the 3G pitch would be permeable and there would be a stone subbase which would act as an attenuation area, surface water would then be carried via drains to an adjacent watercourse. This would result in an overall benefit in terms of off-site flood risk as it would control and reduce the rate of surface water runoff from the area of the pitch compared to the existing. The other elements of the development are minor, acceptable drainage of the sports hall extension could be ensured by condition.

Highways

The proposed development raises no unacceptable highway safety impacts.

Ecology

An ecology appraisal of the site, with supporting bat and bird surveys, has been submitted this concludes that the site is of very limited wildlife value due to its current sports use. Recommendations are made to protect hedgehogs during construction and the lighting scheme has been designed to acceptably reduce impacts on commuting bats. With conditions to ensure that the mitigations measures are implemented the development would not result in any unacceptable impact on ecology, including protected species.

Biodiversity Net Gain (BNG)

The development would result in the loss of an area of poor quality modified grassland. It is proposed for this to be mitigated on site by the formation of a new area of modified grassland replacing an existing shale pitch, an area of mixed scrub to the east of the site and hedgerow enhancements, these on-site mitigations would meet the 10% BNG requirement. A section 106 Agreement is necessary to ensure this and provide a contribution for the Council's monitoring costs over 30 years.

Concerns have been raised regarding BNG affecting the usability of the playing fields for sport and recreation, the modified grassland area would not prevent use for sport and recreation and the mixed scrub areas would not be in an area suitable for such use.

Conclusion

It is recommended that the approval of the application and any necessary conditions be delegated to the Assistant Director Planning, Building Control and Regulatory Services subject to either the hours recommended by Environmental Health or longer hours demonstrated to be acceptable by a noise assessment report.

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. The proposed development is acceptable in terms of visual and residential amenity, highway safety and all other relevant regards. 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: Delegate Grant Consent

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 02 Rev 01, 03, 04, 05, 06, 07, 08, L03 Rev A, L05 Rev A, L10

Reason: For the avoidance of doubt and in the interests of proper planning.

3. All materials to be used in the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. The 3G pitch hereby approved shall not be used outside of the hours of 08:00 – 20:00 Monday - Friday and 09:00 - 16:00 Saturday - Sunday.

5. Unless alternative details have been submitted to and approved in writing by the Local Planning Authority, the external lighting of the development hereby permitted shall be installed and operated thereafter in strict accordance with the submitted Sports Lighting Statement.

Reason: In the interest of residential amenity and to ensure that bat species are not unacceptably impact by external lighting.

6. No development shall take place, including any works of clearance, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) Wheel washing facilities
- v) Measures to control the emission of dust and dirt during the development
- vi) A scheme for recycling/disposing of waste resulting from clearance and construction works
- vii) Details of working hours
- viii) Timing of deliveries
- ix) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

Reason: In the interest of highway safety.

7. Any HGV construction traffic movements to and from the site shall not occur before 9.30am or between 2.30pm - 3.30pm Monday-Friday during school term time.

Reason: In the interests of highway and pedestrian safety.

8. Prior to the first use of the approved development, a Car Parking Management and Travel Plan shall be submitted to and agreed in writing by, the Local Planning Authority. The plan shall include:

- measures for the management of car use and on-site car parking, and
- a strategy to secure and sustain decreases in car use for travel to and from the site for all users. (This shall include car sharing, public transport, cycling and walking). The Plan shall specify a plan period and contain relevant surveys, reviews and monitoring mechanisms and identify targets, timescales, phasing programme and management responsibilities.

The Car Parking Management and Travel Plan shall then be implemented in accordance with the agreed details and retained for the duration of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and capacity, and to ensure the development supports sustainable transport options.

9. Prior to the first use of the approved development at least two motorcycle parking spaces shall be provided in accordance with a scheme that shall be submitted to and approved in writing by the Local Planning Authority and retained thereafter.

Reason: To ensure the provision and availability of adequate motorcycle parking and to allow for the effective use of the parking areas.

10. Access to the on-site car and cycle parking areas shall be made and kept available for use during all times that the site is in operation in accordance with the approved documents.

Reason: In the interest of highway safety to ensure that an adequate level of on-site parking is provided.

11. No development shall commence until full details of:

- (a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and
- (b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the Local Planning Authority.

The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

Reason: To protect playing fields/sports facilities from damage, loss or availability of use

12. No development shall commence until a scheme to ensure either:

(a) the continuity of the existing sports use of/on the playing fields/sports facilities shown as Existing on Drawing No. G-231027 Rev 02; or

(b) the provision of replacement facilities during construction works/other activities has been submitted to and approved in writing by the Local Planning Authority.

The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect playing fields/sports facilities from damage, loss or availability of use during the construction of the development.

13. The playing field area identified for 2 x 5v5 football pitches shall be constructed and laid out in accordance with the Drawing No. G-231027 Rev 02 (Proposed) and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2025), and shall be made available for use before the first use of the 3G pitch hereby permitted, or other timeframe which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development or other agreed timescale

14. The 3G pitch hereby approved shall comply fully with World Rugby Regulation 22 Certification.

Reason: To ensure the development is fit for purpose for the delivery of rugby at the site.

15. The use of the development hereby approved shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf 2 - FIFA Quality or equivalent International Artificial Turf Standard (IMS); and,

(b) confirmation that the facility has been registered on the Football Association's Register of Football 3G Turf Pitches,

have both been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose for the delivery of football at the site.

16. Before the 3G pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule, a mechanism for review and pitch replacement scheme, shall be submitted to and approved in writing by the Local Planning Authority.

The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G pitch

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

17. The development hereby permitted shall not be brought into use until the playing field has been laid out in accordance with Drawing No. G-231027 Rev 02 (Proposed) - this shall include measure to provide a safety margin at the rear of the landing pit/proximity of cricket practice nets and the markings of runways which must comply with England Athletics standards - so that it is available for use as a playing field/sports facility, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order amending, revoking or re-enacting that order) that area shall not thereafter be used for any purpose other than as a playing field/sports facility.

Reason: To secure the provision and use of playing field/sports facility before the use of the 3G pitch.

18. Use of the development shall not commence until a community use agreement prepared in accordance with Sport England model, has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply the 3G pitch; playing field; netball courts; and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport.

19. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Proposed AGP Drainage Strategy, ref: G-231027- 08 dated 18/6/2025. For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage

schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

20. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority. The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment (23rd June 2025 / G-231027 / SSL) and indicative surface water sustainable drainage strategy (23rd June 2025 / G-231027 / SSL) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. The details of the drainage strategy to be submitted for approval shall include, as a minimum;

a) Sustainable drainage calculations for peak flow control and volume control for the:

- i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep
- Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
- ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
- iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
- iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
- v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
- vi. Details of proposals to collect and mitigate surface water runoff from the development during construction;
- vii. Details of the arrangements to secure the operation of the sustainable drainage scheme in perpetuity.

c) Evidence of an assessment of the existing on-site surface water drainage systems and watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

21. The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site.

22. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning

Authority. The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems.

23. Prior to the commencement of the works to form of the 3G pitch hereby approved, and notwithstanding the plans and details hereby approved, a scheme for physical and surface water containment and filtration measures for the rubber crumb and potential contaminants therein (or details of the use of an alternative or material that has been validated as free from contaminants), shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and thereafter maintained in strict accordance with the approved scheme.

Reason: to prevent contamination of the environment and watercourses.

24. The development hereby approved shall be carried out in strict accordance with the mitigation recommendations of the submitted Preliminary Ecological Appraisal (Extended) and Phase II Bat Survey.

Reason: To ensure that the development does not result in unacceptable impacts on protected species.

25. Unless otherwise approved in writing by the Local Planning Authority no ground clearance, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land in accordance with the submitted Arboricultural Method Statement, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with the Arboricultural Method Statement. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including service runs, the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

Reason: To ensure that the trees are suitably protected throughout the construction process.

25. No part of the development shall commence unless and until a Planning Obligation pursuant to section 106 of the Town & Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority. The obligation shall provide for 10% Biodiversity Net Gain and monitoring for a 30 year period.

Reason: To ensure provision is made for sustainable travel and for 10% biodiversity net gain for a

30 year period.

Biodiversity Net Gain Condition:

1. The development may not be begun unless—

- (i) a biodiversity gain plan has been submitted to the planning authority and
- (ii) the planning authority has approved the plan

Phase plan

(b) the first and each subsequent phase of development may not be begun unless—

- (i) a biodiversity gain plan for that phase has been submitted to the planning authority and
- (ii) the planning authority has approved that plan

Reason: In order to fulfil the obligations for Biodiversity Net Gain, in accordance with the Environment Act 2021, Schedule 14

Note:

Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This includes permanent and/or temporary works and may also include repairs to certain existing structures and maintenance works. Consent is required irrespective of whether the watercourse is open or culverted (piped or otherwise enclosed) and notwithstanding of any planning permission. • In line with Lancashire County Council's Ordinary Watercourse Regulation Policies, applicants should avoid crossing, diverting and/or culverting an ordinary watercourse • Written consent must be obtained before starting works on site. There is no legal means for Lancashire County Council to issue retrospective consent. • It is an offence to carry out works under Section 23 of the Land Drainage Act 1991 (as amended) without the appropriate consent. Unconsented works may be subject to enforcement action under Section 24 of the Land Drainage Act 1991 (as amended). • Consent applications take up to 2 months to process from the date on which the application is valid and payment of the correct fee has been received in full. • Consent applications may be refused if there is insufficient evidence to demonstrate compliance with Lancashire County Council's Ordinary Watercourse Regulation Policies. • If the works include adoption of a new asset, such as a road or sewer, then applications for adoption may be refused by the adopting body without the appropriate consent for works to the ordinary watercourse. • Sites may be inspected before, during and after the issuing of consent. Once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays. Lancashire County Council's ordinary watercourse regulation policies, guidance, application validation checklist and pro-forma can be found at: <https://www.lancashire.gov.uk/flooding/ordinary-watercourse-regulation/>

Application Ref: 25/0479/FUL

Proposal: Full: (Major): Formation of a 3G Artificial Grass Pitch (AGP) and hardstanding area to side of pitch, a long/triple jump facility and access footpath, siting of 1 no. storage container and erection of perimeter fencing, 6 no. floodlights, and sports hall extension.

At: Park High School, Venables Avenue, Colne

On behalf of: Apex Collaborative Trust

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 20th November 2025