

West Craven Area Committee – 6th January 2026

Update Report

25/0762/FUL: Land to NE of Meadow Park Court, Barnoldswick

Following the publication of the committee report, the applicant has submitted some amended plans and a Preliminary Ecology Survey.

The amended plans seek to address comments from consultees and the public as follows:

- Dimensions to neighbouring property added
- Gas easement added
- Dry stone walls to boundary lowered to 0.9m in height
- Additional bin storage area shown
- EV charge point added to garage

In terms of the ecology report, it has concluded that there are no ecological constraints to the proposal with regards to protected and notable species and there is no requirement for further ecology assessment.

As a result of the additional information received, the recommendation can now be altered to approval of the application, subject to the conditions set out in the report with a change to condition 2 and the deletion of condition 14, to reflect the amended plans:

2. *The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan received 24/11/2025, Proposed Floor Plan 1752_02A, Proposed Elevation Plans 1752_03, Proposed Site Plan 1752_05B, Existing and Proposed Site Sections 1752_06.*

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

25/0748/FUL Thornton Hall Farm

Following the publication of the committee report comments were received from North Yorkshire Highways. Their comments conclude that :

The main access from Church Road could accommodate emergency access should the track leading from Church Road through the site be upgraded. As there is no evidence to suggest this to have been considered or that the track to be used for anything other than infrequent agricultural use and not have an unacceptable impact on Highway safety and would therefore be contrary to paragraph 116 of the NPPF, that the use of the track for anything other than agricultural purposes would not provide a 'safe and suitable access to the site ... for all users' (contrary to paragraph 115b) and that efficient access by emergency vehicles cannot be provided (contrary to paragraph 117 d). CONSEQUENTLY, THE LOCAL HIGHWAY AUTHORITY RECOMMENDS THAT PLANNING PERMISSION BE REFUSED.

This is in line with the position taken by LCC highways in their objection and does not change the recommendation which is for refusal.