

REPORT TO THE WEST CRAVEN COMMITTEE ON 3RD FEBRUARY 2026

25/0813/FUL Land to The North of The Stables, Old Stone Trough Lane

Following the publication of the committee report amended visibility splays, an amended elevation plan with materials updated, a Preliminary Ecological Appraisal, and a Construction Method Statement was submitted.

The submitted visibility splays have been assessed by LCC Highways and found acceptable. It is noted that the visibility splay extends marginally over 3rd party land outside Newlyn's boundary wall. This is immediately next to the carriageway edge, and a vehicle parked outside Newlyn would not materially obstruct the visibility splay. The visibility splays proposed based on the 85th percentile speeds are not significantly different from those imposed by condition on application 13/06/0295P. The LCC are satisfied with the proposed visibility splay in this case and suggested an amendment to the condition to ensure that the visibility splay within land on the applicant's ownership is maintained without obstruction at all times hereafter.

The vertical timber boarding proposed on the elevation instead of the composite cladding is acceptable.

The preliminary Ecological Appraisal submitted identified no ecological constraints to the proposal with regards to protected and notable species. The site has very low potential to support foraging or commuting bats, and the site is not located within or adjacent to any connective habitat features for bats. The applicant is currently undertaking a native tree and hedgerow planting scheme along the access track and field boundary which will be of benefit to wildlife in the long-term. The development also does present an opportunity to provide ecological enhancements for bats and birds via the fixing of boxes on the new build. The report recommends bird and bat boxes to the gable elevation, which can be conditioned.

The Construction Method Statement is mostly acceptable however LCC has requested some additional confirmation regarding the location of skips, the construction delivery routes and parking. The condition is recommended to be retained if approved.

The principle of the development has not been re assessed as there is a previous PIP on the site. Even if the PIP were to be reassessed, policy DM27 (Self-build and custom housebuilding) allows for the provision of self-build or custom-build homes on sites *located outside but closely related to a defined settlement boundary and its development would not adversely affect settlement character, residential amenity, or access to recreation* and *The proposal is for an occupier whom: i. Is resident within the borough; or ii. Has a local connection with the settlement or parish where development is to take place.* This is applicable in this case and therefore the principle is acceptable.

Other matters

Clarity has also been sought on a number of other issues as follows:

The committee report was published as part of the committee agenda 5 days before the date of the committee as per the requirement of s.100B and s.100D of the Local Government Act 1972.

Drawing no. 3324/6A Site Plans was not available for a short time on the public access portal. That was rectified quickly and people have had time to consider and comment on it.

Further information has been received on the application that require further consideration. Further public consultation is not a lawful requirement on every change and further publicity was not necessary for the Committee to be able to assess the changes. Whilst late submission of information is not encouraged a Council is obliged to deal with it. Public consultation on additional details is not a lawful requirement.

The application received 24 responses. These are précised in the report in the normal way. Full comments are not published. The Committee are referred to the material planning issues.

The connection to the electricity supply is a matter for the utility companies and is not a material planning consideration for this application. The drainage is dealt with in the report and a condition is recommended.

Only relevant planning history is mentioned in any report. If a member of the public is of the view that there are other issues to be considered they can submit comments for consideration.

Officer Comments

The comments received additional to those in the Committee report do not alter the planning balance. The application is recommended for approval subject to the following conditions.

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, subject to compliance with planning conditions. 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:

- 662-25-1C Visibility Splays
- 3324/5B Plan Elevation & Section as Proposed
- 3324/8A Entrance Detail
- 3324/6A Site Plans as Proposed
- 3324-7 Proposed Site Sections
- 3324-1 Location Plan
- 662-25-1A Highway Report
- Landscape & Management Plan
- Proposed Drainage Strategy
- PV specification sheet- Eco Line Glass-Glass Non-Reflect M60/ 290 - 310 W
- Design and access statement
- Basic Level Preliminary Ecological Appraisal by Knight Sky Ecology

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

3. All the external materials to be used in the elevations and roof of the development hereby permitted shall be as stated on the application form, approved plans and the design and access statement and there shall be no variation without the prior consent 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. Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved plans shall be constructed, laid out and surfaced in bound porous materials and thereafter always remain available for the parking of vehicles associated with the dwelling and shall be kept free from obstructions in perpetuity.

Reason: In the interest of highway safety to ensure that satisfactory levels of parking and manoeuvring are provided within the site.

5. Prior to the first occupation of the approved development surface water drainage measures as detailed in the approved site plan 3324/6A shall be installed and maintained thereafter.

Reason: To prevent flooding

6. The approved landscaping as per the site plan 3324/6A and Landscape & Management Plan shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

7. **Reason:** To ensure that the development is adequately landscaped so as to integrate with its surroundings.

8. No development shall take place, including any works of clearance, until a Construction Method Statement including a site plan 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 and means of mechanical road sweeping
 - v) Measures to control the emission of dust and dirt during construction
 - vi) A scheme for recycling/disposing of waste resulting from clearance and construction works
 - vii) Hours of operation and deliveries
 - viii) Routing of delivery vehicles to/from site
 - ix) Timing of deliveries, particularly HGVs
 - x) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.
 - xi) Construction site noise and vibration
 - xii) Control of Dust
 - xiii) Burning onsite

Reason: In the interest of highway safety and residential amenity.

9. No part of the development hereby approved shall be occupied until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Works shall include, but not be exclusive to, the construction of the amended access to the Local Highway Authority's specification including radius kerbs; the access constructed to prevent water flowing from the highway into the site; construction details of the tie-in to the existing carriageway edge.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

10. Prior to first occupation of the approved development visibility splays measured 2 metres back along the centre line of the access from the carriageway edge and extending 34 metres to the northeast and 31 metres to the southwest of the access shall be provided. Nothing shall be erected, retained, planted and/or allowed to grow on land within the applicant's ownership at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splays. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development.

Reason: In the interest of highway safety to ensure adequate inter-visibility between highway users at the site access.

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11. Any gates or barrier erected across the site access shall be set back at least 10m into the site from the carriageway edge of Old Stone Trough Lane in accordance with the approved plans (drawing 6A dated 15.1.26) and retained at that distance for the lifetime of the development.

Reason: In the interest of highway safety to allow all vehicles to enter or leave the site without having to wait on Old Stone Trough Lane where they could cause an obstruction.

12. Prior to the occupation of the development hereby permitted the bat and bird boxes shall be provided in accordance with the recommendation of '*Basic Level Preliminary Ecological Appraisal prepared by Knight Sky Ecology dated 23 January 2026*' and maintained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure protection of the habitat of bats and birds.

13. Within one month of the development hereby approved being brought into use, the temporary caravan which is indicated on plan reference 3324-1, next to the stables shall no longer be used for residential accommodation and shall be removed from the site.

Reason: A separate unit of residential accommodation is not appropriate in this location

Informatives

All construction work shall be carried out only within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

No deliveries shall be taken at or dispatched from the site outside the hours of 08:00 and 17:30 on weekdays and 09:00 and 13:30 on Saturdays and there shall be no deliveries taken or dispatched from the site at all on Sundays, Bank or Public Holidays. No Vehicles shall be left idling onsite with the engine running.

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the amended access to the 5 Highway Authority's specification including radius kerbs; the access constructed to prevent water flowing from the highway into the site; construction details of the tie-in to the existing carriageway edge. The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

The Borough of Pendle Council has announced a climate emergency, therefore to help improve air quality there should be no burning of any materials on site. Pendle Borough Council receives many complaints about smoke from bonfires, which are inappropriate in any area of the borough. The practice of burning wastes on site is an old-fashioned practice, which normally constitutes an offence under the Duty of Care provisions of the Environmental Protection Act 1990. The applicant is cautioned against permitting any bonfire to take place during demolition, site clearance or construction. For further information contact Environmental Health at Pendle Borough Council by telephoning (01282) 661199.

If during any stage of the development any miscellaneous substances, made ground or potentially contaminated ground that has not been previously identified and planned for in a report is uncovered, work in the area must stop immediately and the Environmental Health Department at the Borough of Pendle should be made aware. No work should continue until a contingency plan has been developed and agreed with the local planning authority.