

<b>Report Title</b>	Proposed Keighley Road Conservation Area
<b>Meeting</b>	Executive
<b>Meeting Date</b>	19 <sup>th</sup> March 2026
<b>Report Author</b>	Neil Watson
<b>Directorate</b>	Place
<b>Lead Executive Member(s)</b>	Strategic and Local Planning and Infrastructure Cllr Lola Whipp
<b>Wards Affected</b>	Waterside and Horsefield
<b>Public. Part Exempt, or Fully Exempt</b>	Public
<b>Appendices (if any)</b>	Appendix 1 Keighley Road Conservation Area Appraisal Appendix 2 First public consultation responses. Appendix 3 Second Public consultation response Appendix 4 Proposed Boundary in First Draft

## 1. Executive Summary

- 1.1 Local Authorities are obliged from time to time to consider designating areas of historic importance as conservation areas. An appraisal has been undertaken of the area around Keighley Road in Colne to assess whether it merits such a designation. The appraisal report assesses that it has historical and architectural significance sufficient to warrant designating the area as a conservation area. The report recommends that a new Keighley Road Conservation Area is designated.
- 1.2 The results of the second public consultation are that there is strong overall support to designate the conservation area with 93% of respondents in favour. A further 4.47% were in favour of designation but with the removal of the area around Old Mill Drive. That would accord with the original recommendations of Growth Lancashire.

## 2. Recommendations

**For the reasons set out in this report, Executive is recommended to:**

- 2.1 Designate a new conservation area named the Keighley Road Conservation Area. This would include formally writing to all residents and to the Secretary of State.

## 3. Information: the Rationale & Evidence for the Recommendations

- 3.1 There is a statutory duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for a local planning authority “from time to time” to consider which parts of their area may have special architectural or historic interest.
- 3.2 Colne and District Area Committee considered that an area centred on Keighley Road in Colne may have special historic and architectural interest worthy of designation as a conservation area. Growth Lancashire was commissioned to undertake an appraisal of the area to consider in more detail whether the area would qualify as a conservation area.
- 3.3 A draft report was produced and a public consultation exercise undertaken. All known addresses in the wider area were directly consulted. The responses received are contained at Appendix 2. There was no consensus of opinion with 10 comments of support, 10 objecting, 3 comments of conditional support and 3 general comments.
- 3.4 Colne and District Area Committee considered the comments and were of the view that the conservation area should be taken to the Executive for approval. The Committee wished to add additional areas which were of historic and architectural interest to the area proposed in the draft. These were in response to additional information relating to the significance of additional but related areas to the area originally proposed. These were to include the listed building and ancient drovers route along Carry Lane and to include Park School, the headmasters house and The Park House to the north of Keighley Road. These additional areas have been added to the appraisal and have historic and architectural merit sufficient to justify inclusion in the designation.
- 3.5 The conservation area appraisal sets out the historic development of the area which is dominated by fine examples of Victorian and Edwardian architecture. The roads were important drovers roads with Carry Lane still containing features such as large stones jutting from the walls which were used for the horse drawn vehicles. The overall significance derives from the following elements:
  - Eighteenth Century agricultural dwellings and associated buildings, which formed the earlier rural settlement;
  - Fine middle-class terraced houses dating from the late Victorian and Edwardian era, set behind front gardens, and stone terraced buildings that directly front the pavement. These typify the main evolution of the area, the Victorian suburban expansion and the wish to move away from the centre of town;
  - Historic area around Park Primary School
  - Smaller mill workers terraced housing at Mabel and Grosvenor streets, evidencing the bye-law housing, retaining their setted streets and services road at the rear;
  - A small number of historic properties that form part of the historic commercial area at the western end of Keighley Road, where it meets Market Street;
  - The axis (junction) of a historic drovers’ route (Carry Lane) and one of two main

routes into Yorkshire (Keighley Road);

- A large number of buildings of local architectural or historic interest;
- Traditional craftsmanship embodied in original building materials and architectural features; including vernacular terraces, byelaw terraced housing and middle-class terrace housing.
- Visual harmony resulting from use of a limited palette of natural building materials of stone, with stone flag or slate roofs;
- Historic street surfaces in parts of the conservation area, particularly the 'Heritage Streets' enhancing the environment;

## **Second Consultation**

- 3.6 The second consultation was carried out over a month ending on 16<sup>th</sup> January 2026. Events were held at the Library in Colne and Colne Cricket Club. Information was published on the website explaining the benefits and disbenefits of conservation areas as well as explaining the differences for permitted development for properties inside and outside a conservation area. The individual comments are attached at Appendix 3. Included in those are officer responses to the comments made where these are useful.
- 3.7 The consultation generated 115 comments, with 4 being from the same people. Several households commented multiple times with one household submitted 5 comments. A total of 91 individual addresses commented.
- 3.8 111 comments thought a conservation area would benefit Colne. There were 4 comments objecting to the designation based on there being more difficulties altering properties and hindering future sales. One comment objecting was unrelated to a conservation area as it was about slippery paths.
- 3.9 4 comments supported the designation but with qualifications. One wished to see the proposed boundary but as this has always been published there is no further information that can be given on that issue. One commented on the quality of Carry Lane with the others commenting about the area around Old Mill Drive being excluded.
- 3.10 The concerns around the inclusion of the lower section of the proposed area need to be considered as this area was not considered worthy of designation in the original appraisal. It was added in later after debate at Colne and District Area Committee.
- 3.11 The area around the Old Mill comprises a modern development that in itself would not merit designation. The extension of the boundary to the west would include the listed buildings at 1-3 Carry Lane. It also includes the complex of buildings at Carry Bridge Farm, found to the south of the Old Mill. These are in a poor and dilapidated condition and detract from the aesthetic character of the area but if they were restored they would provide some architectural interest. The inclusion of this area is however not clear cut. It is based around extending the area to include 1-3 Carry Lane and then incorporating Old Mill Drive to include the buildings at Carry Bridge Farm. This area could be

excluded without diluting the importance of the remainder of the proposed conservation area. In particular the settings of the listed buildings are protected by statute under Section 66 of the Listed Buildings Act 1990. They do not require a conservation area to give their setting protection.

- 3.12 Comments made to exclude Trinity Baptist Church are based around the potential extra costs of being in a conservation area. They are not based on the merits of including the building as it is of historic and architectural interest. As the church does not have permitted development rights inclusion would not add additional financial burdens. The only time it may do would be if there was a proposal to demolish the church in whole.
- 3.13 The public consultation showed the majority of people were in favour of designation. The only issues brought up about the merits of the area proposed to be designated were those of the merits of the lower section of Carry Lane. Its inclusion is marginal and is open to professional judgement. On balance there is merit of including it but its exclusion could also be justified.
- 3.14 If the Executive agrees that the conservation area should be approved the next steps are for the Council to write to all addresses in the conservation area, register it as a land charge and to inform the Secretary of State.

#### **4. Link to Council Plan Priorities: (Providing High Quality Services and Facilities, Proud and Connected Communities and Places, Good Growth and Housing and Healthy Communities)**

- 4.1 Proud and Connected Communities: The designation will allow the historic area to be preserved and its historic interest enhanced. It will also lead to retained community pride in the quality of their area.

#### **5. Implications**

##### **5.1 Financial Implications**

The costs are those of advertising the designation and writing to residents, which are estimated to be circa £1500. These costs will be met from within existing budgets. There are no other direct costs to the Council.

##### **5.2 Legal and Governance Implications**

The legal implications relate to planning and to having a duty to preserve and enhance the conservation area as set out under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 70 requires notification of the designation to be given to the Secretary of State.

A conservation area is a local land charge and every property within it needs to be informed of that charge as part of the designation process. The charge does not place any direct financial burdens on any property owner.

### 5.3 **Climate and Biodiversity Implications**

None.

### 5.5 **Human Resources Implications**

None.

### 5.6 **Equality and Diversity Implications**

None

## 6. **Consultation**

- 6.1 All addresses in the area and just beyond have been directly consulted. The responses to the consultation are attached as an appendix (2) to this report. Residents will be informed of the designation.

## 7. **Alternative Options Considered**

Options were considered of varying the boundary as part of the appraisal.

## 8. **Statutory Officer Sign off** (please put an x in the relevant box below)

Section 151 Officer	<b>X</b>
Monitoring Officer	<b>X</b>

## 9. **Background Documents**

Keighley Road Conservation Area Appraisal

### **Contact Officers**

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## Appendix 4 Original Proposed Boundary

