

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT THE RAINHALL CENTRE, BARNOLDSWICK
ON 3RD MARCH 2026**

PRESENT –

Councillor D. M. Whipp (Chair)

Councillors

*C. Church
B. Hartley
D. Hartley
S. Land*

Co-optees

C. Pollard, Salterforth Parish Council

Officers

*D. Walker
A. Cameron
J. Eccles*

*Assistant Director Operational Services and Area Co-ordinator
Principal Planning Officer
Committee Administrator*

(Apologies for absence were given by Councillor L. Whipp and J. Spencer, Co-optee for Barnoldswick Town Council.)

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The following people attended and spoke on the item indicated –

<i>L. Greenwood P. Parris G. Wilson</i>	<i>25/0813/FUL - Full: Erection of 1 no. dwelling with associated vehicular access, infrastructure, siting of a temporary caravan, and the provision of 3 no. parking spaces at Land to The North of The Stables, Old Stone Trough Lane, Kelbrook</i>	<i>Minute 151(a)</i>
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147. DECLARATIONS OF INTEREST

Members were reminded of the legal requirements concerning the declaration of interests.

Members' attention was also drawn to the requirements of the Council's Code of Conduct relating to the disclosure of Other Registrable Interests and Non-Registrable Interests.

The following persons declared an Other Registrable Interest in the item indicated for the reason stated -

<i>Councillor D. Whipp Councillor C. Church</i>	<i>Pride in Place Impact Fund</i>	<i>Barnoldswick Town Councillor</i>	<i>Minute No.158</i>
<i>Councillor D. Whipp</i>	<i>Outstanding items – Former school playing field off Clifford Street, Barnoldswick</i>	<i>County Councillor</i>	<i>Minute No.160</i>

148. PUBLIC QUESTION TIME

There were no questions from members of the public.

149.

MINUTES

RESOLVED

That the Minutes of the meeting held on 3rd February 2026, be approved as a correct record.

150.

POLICE AND COMMUNITY SAFETY ISSUES

The crime figures for West Craven for February 2026 had been circulated prior to the meeting but were not broken down for Coates, Craven or Barnoldswick. It was noted that the number of assaults had increased from 12 in January to 17 the following month.

With regards to community safety issues, it was noted that the Police alongside Trading Standards had visited the Euro Mini Market on Albert Road. This was the third time when contraband had been found hidden away and yet it reopened the following day. There had also been a drugs-related raid on a property in Barnoldswick.

RESOLVED

- (1) That the Police be asked if there was a reason for the rise in assaults shown in the crime statistics for February.
- (2) That the Police and LCC's Trading Standards officers be thanked for taking action on illegal trading at the Euro Mini Market on Albert Road, and, in view of the number of times contraband had been found, that a Closing Order be sought requiring the business to cease trading.
- (3) That the Police also be thanked for taking action in relation to drugs activity at a property in Barnoldswick.

151.

PLANNING APPLICATIONS

(a) Planning Applications for determination

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on the following planning application for determination –

25/0813/FUL Full: Erection of 1 no. dwelling with associated vehicular access, infrastructure, siting of a temporary caravan, and the provision of 3 no. parking spaces at Land to The North of The Stables, Old Stone Trough Lane, Kelbrook for Mrs L. Lancaster

(A site visit had been undertaken prior to the meeting.)

The application was deferred from the last meeting for a site visit. A planning update circulated prior to the meeting reported receipt of an amended construction management plan which was acceptable, so that the recommended condition relating to this could be removed. It also addressed issues which were raised in a statement of objection from a solicitor representing neighbours.

RESOLVED

That planning permission be **granted** subject to the following conditions and additional conditions to cover –

- external lighting to be approved by the Local Planning Authority;
- to remove permitted development rights;
- the location of the heat pump to be approved by the Local Planning Authority;
- the landscaping scheme to be agreed by the Local Planning Authority; and
- that it be self-build for a period of 5 years.

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
- Construction Management Plan 3324 /9A
- Construction method statement 001/A

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.

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

7. The proposed development hereby approved shall be carried out in strict accordance with the approved Construction method statement 001/A dated 26/01/26 and Construction Management Plan 3324 /9A. The approved statement and management plan shall be adhered to throughout the construction period.

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

8. 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.

9. Prior to first occupation of the approved development visibility splays measured 2metres 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. Reason: In the interest of highway safety to ensure adequate inter-visibility between highway users at the site access.

10. 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.

11. 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.

12. 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

REASON

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.

(b) Planning Appeals

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on outstanding planning appeals which was noted.

152. ENFORCEMENT ACTION

The Legal Services Manager submitted a report giving the up-to-date position on enforcement action.

RESOLVED

That the Legal Services Manager and Assistant Director Planning, Building Control and Regulatory Services be asked to provide updates on the enforcement cases, where possible, at the next meeting.

153. AREA COMMITTEE BUDGET 2025/26

The Legal Services Manager submitted a report on the Committee's Area Committee Budget for 2025/26. It was noted that since the agenda being published the £3,000 approved at the last meeting from the Earby allocation for the replacement of the seats in Earby bus shelter had now been paid, so the balance was now £20,644.52.

Members noted the need to spend the allocated but unspent schemes where possible, or to allocate funding to new schemes which could be spent before the end of March 2026 to reduce the carry-forward figure to £31,490, the maximum amount this Committee could carry forward.

RESOLVED

That £5,044 be allocated to Barnoldswick Town Council towards the pump track project at Victory Park in Barnoldswick.

REASON

- 1. To enable the Area Committee Budget to be allocated efficiently and effectively.***
- 2. To enable £31,490 to be carried forward to the next financial year.***

154. NORTHOLME COMMUNITY CENTRE

Following interest from residents and discussions at this Committee, the Chair reported back on his meeting with the Neighbourhood Manager (Lancashire) at Together Housing to discuss the possibility of reopening Northolme Community Centre. The Housing Association was not supportive of an asset transfer at nil cost but would consider a community group taking over the management of the building, who would need to be able to find funding for the running of the building, under a lease arrangement. It was noted that Earby Town Council did not want to take on the lease. Members discussed the possibility of a co-operative community group run by residents being a way forward.

RESOLVED

That the Head of Policy be asked to report back on the options for having a co-operative model for managing Northolme Community Centre and discussions be held with interested residents.

REASON

In the interests of the local community.

155. SALTERFORTH VILLAGE CAR PARK

Following Members' request at the 6th January meeting the Head of Property and Engineering and the Chair of this Committee had met Members of Salterforth Parish Council on 5th February to discuss the future ownership of the village car park, currently owned by Pendle Council. The Parish Council had agreed to discuss the possibility of a transfer at their next meeting on 25th February. The co-optee for Salterforth Parish Council, C. Pollard, reported that the Parish Council had given the matter full consideration but had decided against taking on the car park. The Chair thought that the Southbeck Management Company for the Seddon Homes housing development alongside the car park might be interested in taking it on from the Council.

RESOLVED

That the Head of Property and Engineering be asked to contact Southbeck Property (Management Company) Ltd to see if they had an interest in owning Salterforth village car park.

REASON

To determine the future ownership of Salterforth village car park.

156. DIAL-A RIDE BUS SERVICE

Following the request at the last meeting a site visit had taken place on 27th February to see whether the Dial-a-Ride vehicle would be able to provide a weekly bus service to Dales View Park. Members and local residents had met the Area Accessible Transport Services Manager and the driver of the vehicle which had successfully entered and egressed from site. The service offered was a weekly trip for between 8-10 people, either on a Tuesday or Thursday, at a cost of £2 each way. The only condition was that people wishing to use the service had to register beforehand and to let them know of any mobility issues.

RESOLVED

That the LCC Area Accessible Transport Services Manager and driver of the Dial-a-Ride vehicle be thanked for meeting on site and agreeing to provide a weekly service to Dales View Park residents; and that they be asked to report back on how well the service was going in 6 months' time.

REASON

To improve accessibility to nearby facilities for residents of Dales View Park, Salterforth.

157. NAMING OF REAR OF BARNOLDSWICK TOWN SQUARE

At previous meetings it had been noted that an unnamed street at the back of Barnoldswick Town Square was being referred to as Albert Square. To avoid any confusion, it was felt that this street

should be officially named. The Council had statutory functions for the naming of streets within the Borough.

RECOMMENDATION

That the Executive agree and arrange for the rear of Barnoldswick Town Square to be renamed "Back 't Square".

REASON

To name a previously unnamed street.

158. PRIDE IN PLACE IMPACT FUND

Members discussed a draft list of projects in West Craven for possible funding from the Pride in Place Impact Fund. The project proposals had been assessed against the main objectives for the programme - supporting high street and town centre revitalisation; supporting community spaces; supporting public spaces; and being able to be delivered by 31st March 2027. As there were more eligible projects than available funding they had been further assessed against criteria to prioritise which projects best met the programme intentions and impact.

It was understood that Earby Town Council was not happy with the final list of projects for Earby.

RESOLVED

That the Senior Regeneration Officer be asked to arrange a meeting with Earby Town Council to discuss the criteria for PIPF projects and discuss the list of projects for Earby going forward to the Council's Executive meeting on 19th March.

REASON

To determine the best use of funds available from the Pride in Place Impact Fund for Earby.

159. ITEMS FOR DISCUSSION

- (a) **To consider an update on repairs to Barnoldswick's sewer following the sewage spill last year**

Recent work by United Utilities on Greenberfield Lane to encase Barnoldswick's sewer in concrete had been completed. The next stage was to line the sewer, which was being done this month. Whilst this work was welcomed, there was concern that ground water from the allotment land adjacent and uphill from the sewer that was previously able to escape under the sewer might not be possible following the repairs, and there was a risk of the water flooding the allotments in heavy rain.

RESOLVED

That United Utilities be asked when undertaking the repairs to Barnoldswick's sewer to facilitate drainage so that the allotments adjacent and uphill from the sewer would not be flooded in heavy rain.

REASON

To prevent flooding in the area.

(b) Poor condition of a section of lane leading to the overflow car park at Ghyll Cemetery

Members discussed the poor condition of a section of land leading to the overflow car park at Ghyll Cemetery. There were some very large potholes which needed patching. Whilst the ownership was uncertain, the Council had made use of the lane for over 40 years and heavy vehicles would be using it when carrying out the extension to the cemetery. The cost of repairs was estimated to be around £1k. The Chair suggested that the Council had a moral obligation to carry out the works.

RESOLVED

That the Assistant Director Operational Services be asked to see if the repair works on the lane leading to the overflow car park at Ghyll Cemetery could be carried out by the Council as a matter of urgency.

REASON

In the interests of highway safety.

(c) Condition of Harper Street, Barnoldswick

There had been numerous complaints about the condition of Harper Street in Barnoldswick. There were deep potholes which were getting worse and were a danger to both vehicles and pedestrians crossing the road.

RESOLVED

That LCC Highways be asked to take urgent action to fully resurface Harper Street in light of its deteriorating condition.

REASON

In the interests of highway and public safety.

(d) Damaged Openreach manhole lid, Rainhall Road, Barnoldswick

There was a damaged Openreach manhole lid on Rainhall Road, Barnoldswick, opposite the junction of York Street. Openreach had visited the site when the damaged lid was first reported several months ago but it had not been replaced.

RESOLVED

That Openreach be asked to replace the damaged manhole lid on Rainhall Road, Barnoldswick.

REASON

In the interests of visual amenity and highway safety.

(e) Drainage issues on Stoney Bank Road, Earby

Lancashire County Council had recently carried out surfacing repairs on Stoney Bank Road in Earby. However, water was erupting through the road near Spring Mount which was breaking up the road surface. It appeared that there was a defect with the highway drain as it had been like that for around 3 years.

RESOLVED

That LCC be asked to take effective action to repair the highway drain on Stoney Bank Road, Earby and ensure that the condition of the road is adequately surfaced.

REASON

In the interests of highway safety.

(f) LCC's Highway Safety Inspection Policy and dangerous defects

Members were concerned that dangerous defects on Pendle's roads were not being dealt with in the timescale set out in the LCC's Highway Safety Inspection Policy. One example was the very deep pothole at Wysick, which had been reported several times. A cyclist had recently nearly come off his bike there. There were also 3 major potholes in Sough that met the urgent criteria and were still outstanding.

RESOLVED

That LCC be asked to carry out urgent repairs to dangerous defects reported on the highway in accordance with LCC's Highway Safety Inspection Policy.

REASON

In the interests of highway safety.

160. OUTSTANDING ITEMS

The following item was outstanding. A site visit with LCC had been requested and then an update would be submitted to a future meeting.

a) Former school playing field off Clifford Street, Barnoldswick.

161. EXCLUSION OF THE PUBLIC AND PRESS

Members agreed to exclude the public and press from the meeting during the following items of business in pursuance of the power contained in Section 100(A) (4) of the Local Government Act, 1972 as amended when it was likely, in view of the nature of the proceedings or the business to be transacted, that there would be disclosure of exempt information which was likely to reveal the identity of an individual.

162. OUTSTANDING ENFORCEMENTS

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on outstanding enforcements. A verbal update on the first case was given at the meeting.

163. EMPTY HOMES

The Head of Housing and Environmental Health submitted a report on empty homes which was noted. Councillors were particularly keen for action to commence on the first empty property on the list.

164.

PROBLEM SITES

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on problem sites which was noted.

Chair.....

DRAFT