

<b>Report Title</b>	<b>PLANNING APPLICATIONS</b>
<b>Meeting</b>	<b>WEST CRAVEN COMMITTEE</b>
<b>Meeting Date</b>	<b>31ST MARCH 2026</b>
<b>Report Author</b>	<b>NEIL WATSON</b>
<b>Directorate</b>	<b>PLACE</b>
<b>Lead Executive Member(s)</b>	<b>COUNCILLOR L. WHIPP</b>
<b>Wards Affected</b>	<b>EARBY &amp; COATES</b>
<b>Public. Part Exempt, or Fully Exempt</b>	<b>PUBLIC</b>
<b>Appendices (if any)</b>	<b>NONE</b>

**PLANNING APPLICATIONS**

**PURPOSE OF REPORT**

To determine the attached planning applications.

# REPORT TO WEST CRAVEN COMMITTEE ON 31ST MARCH 2026

**Application Ref:** 25/0732/FUL

**Proposal:** Full (Major): Town & Country Planning General Regulations 1992 -Regulation 3- Change of use of field and associated works to form an extension to existing cemetery.

**At:** Ghyll Cemetery, Ghyll Lane, Barnoldswick

**On behalf of:** Pendle Borough Council

**Date Registered:** 03/11/2025

**Expiry Date:** 02/02/2026

**Case Officer:** Alex Cameron

## **Site Description and Proposal**

The application site is an open field to the south of the existing cemetery at St Mary Le Gill Church, which is a Grade I Listed Building and the Watch House in the churchyard is Grade II Listed. There is an existing car park to the west accessed from Ghyll Lane, Gill Clough runs to the east with Ghyll golf course beyond and the nearest dwelling is approximately 60m to the south. Public right of way FP1301009 runs along Ghyll Lane to the west and through the church yard, there are no public rights of way within the site.

The proposed development is the change of use of the land to a cemetery with associated development the proposed layout of the site comprises burial plots to the west and areas for ash interments, an ash scattering landscape, and a memorial garden to the east side. The extension would provide for 317 burial plots and 562 cremated remains plots.

## **Relevant Planning History**

None applicable

## **Consultee Response**

**LCC Highways** – Requested further information including parking surveys to establish existing parking demand. That information was submitted and the following further comments made in response:

The parking survey on the day when a burial took place (29.1.26) showed that parking demand across the two car parks was 37, with 20 vehicles being parked on Car Park 2. This is the unmade car park adjacent to the access for the proposed cemetery extension. Appendix D of the Technical Note is the Car Park Layout and Hearse/Tipper Vehicle Tracking Plan (Drawing CDS-C1026-P02-L-010 Rev 000 dated 27.1.26). This shows 13 standard car parking bays and two disabled parking bays, giving an overall parking provision of 15 spaces on this car park. A turning area for hearses and a tipper van is also proposed. Whilst the highway authority appreciates that the parking demand on the date of the above funeral may not be typical of all funerals its view is that it is a good benchmark. As such there are concerns that there will be a shortfall of parking with the layout submitted. The authority also considers that a separate turning area for a hearse/tipper van within the car park is not necessary as the above tracking drawing demonstrates that both vehicles can enter and leave the cemetery in forward gear via the internal turning area. Therefore, in order to increase parking provision, the turning area within the car park should be reduced in size to

provide turning for a standard sized car only and seven echelon parking bays, including the two disabled bays, should instead be provided along the northern boundary of the car park. To ensure that the turning area is kept clear this should be marked out. A revised plan should be submitted.

The highway authority considers that additional parking should, and can, be provided to ensure that vehicles do not overspill onto Ghyll Lane. Following the receipt of the revised parking layout plan the highway authority will provide further comments, including any highway-related conditions it considers necessary.

**PBC Environmental Health – No comments**

**Environment Agency –**

**Lead Local Flood Authority – No comments**

**Yorkshire Water – No comments to make on water supply.**

### **Public Response**

Press and site notices has been posted and nearest neighbours notified – Responses have been received objecting to the development on the following grounds:

- Highway Concerns about access and parking arrangements
- The access road is in a poor state of repair and a commitment should be made for its ongoing maintenance
- Concerns relating to boundary treatment with the adjacent agricultural land and potential impacts on livestock if boundary treatments are not adequate.
- Potential issues for excavation from the geology of the site

### **Officer Comments**

#### **Policy**

##### **Pendle Local Plan Fourth Edition**

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SP09 (Water Management) Requires that developments do not increase flood risk rates and that water quality and groundwater resources are not compromised.

Policy SP13 (Transport and Connectivity) States that new development should have regard to the potential impacts they may cause to the highways network, particularly in terms of safety and the potential to restrict free flowing traffic, causing congestion.

Policy DM02a (Flood Risk) The policy seeks to manage and reduce the risk of flooding. It also seeks to ensure that new development is not vulnerable to the impacts of climate change.

Policy DM02b (Surface Water and Foul Water Management) Requires that where appropriate, applications should be supported by a strategy for foul and surface water management. Any

discharge should employ the most sustainable drainage option in accordance with the drainage hierarchy, which should be demonstrated by the applicant.

Policy DM10 (Landscape Character) States that development proposals will be expected to respect and wherever possible enhance the landscape in which they are located.

Policy DM13 (Environmental Protection) seeks to minimise air, water, noise, odour and light pollution.

Policy DM14 (Contaminated and unstable land) Development must not result in groundwater pollution. Where the potential to release contaminants into the soil exists, during either the construction or operational phases of a development, applicants must address the relevant requirements of Policy SP09.

Policy DM16 (Design & Place Making) Seeks high quality design in all new developments.

### **Principle of the Development**

The application site is located approximately 400m to the east of the settlement of Barnoldswick and bus stops of Skipton Road. Taking into account that it is an extension of an existing cemetery and the need to provide facilities for burials the proposed development is acceptable in principle in this location.

### **Landscape Impact and Visual Amenity**

The site sits in an undulating landscape on land which slopes down to Gill Clough, with a dense belt of coniferous trees between it and the golf club beyond. Due to this, the natural bowl the site sits in and the low sitting nature of the development, the proposed development would not be prominent in the landscape and would be unlikely to be visible beyond the immediate environment around the site.

The proposed development would not result in unacceptable harm to the landscape character or visual amenity of the area.

### **Heritage Impact**

The Grade I Church of St Mary Le Gill is of exceptional interest as a Grade I listed building, and dates to the early medieval period.

The Grade II Watch house is of interest as a watch house or Bier House (for interment prior to burial) and is contrastingly simple in form and scale.

The Non Conformist mortuary chapel is of interest as a small Non-conformist chapel with simple form and a symmetrical frontage.

All assets possess good illustrative value and a strong relationship with the churchyard/cemetery setting. Whilst some views from the church, watchtower and chapel are screened by significant tree planting, which lessens the visual relationship between the site and the assets, the site currently provides a very positive pastoral character for these assets, and development gradually peters out towards the site, with the highest built development of the church to the north, the watch tower and chapel, and the churchyard, with spaciouly sited grave sites and an enclosing stone wall. The proposed development site contributes to the significance of the church, watch tower and chapel, as part of their rural setting, and positive views of the site are currently possible from the assets facing south. This gives an impression of the church's historic rural surroundings and

contributes towards the assets' appreciation, offering a tranquil wider environment in which to appreciate them.

Whilst there is some distance between the site and the assets, and screening provided by trees, views to the site are possible. The Council's conservation consultants have advised that development of the site, including access roads/paths, landscaping and any associated infrastructure is however likely to result in some low-level less than substantial harm, which must be weighed against the public benefits of the development. The public benefits of providing for the ongoing need for burial facilities would outweigh the low level of less than substantial harm.

### **Residential Amenity**

The site is a sufficient distance from the nearest residential properties to ensure that the development would not result in any unacceptable residential amenity impacts.

### **Ecology and Biodiversity**

A survey of the site has been submitted with the application, the site was found to comprise horse-grazed field with a small area of scrub, deciduous woodland, and ungrazed grassland with no irreplaceable habitats. The proposed development would not result in any unacceptable impacts. It would not be practical to provide for 10% biodiversity net gain on site and therefore off-site provision is proposed.

A Section 106 agreement would generally be required by the Council for a contribution to cover the Council's costs of monitoring for 30 years. The Council cannot make a Section 106 agreement with itself and this is not necessary as the Council is the applicant and therefore will cover its own costs of monitoring.

### **Drainage and Flooding**

The applicant has submitted a flood risk assessment for the site. This concludes that the site is not at unacceptable risk of flooding and that with appropriate drainage the development would not increase the risk of off-site flooding. The site is at low risk of fluvial flooding, whilst there is surface water flood risk identified along the eastern boundary this is at a low level with flood depths generally below 0.3m and does not raise concerns due to the proposals in that area for a memorial garden area. It advises that due to the nature of the development it does not require a formalised drainage scheme and will not result in an increase in off-site flood risk. The lead Local Flood Authority have not raised any objections or requested any conditions.

### **Contamination**

The site is not likely to be contaminated land however cemeteries have the potential to result in contamination of groundwater. The south east end of the site is proposed to be used for ash interments, an ash scattering landscape, and a memorial garden to provide the required minimum 30m buffer between the proposed burial plots and the watercourse and avoid burials in areas of the site with shallow bedrock. This is a matter that is also controlled by the Environment Agency via their groundwater activity permitting powers. The Environment Agency have been consulted and their response is awaited, subject to no objection being received and any condition/s recommended it can be ensured that the proposed cemetery extension would not result in contamination of the water environment.

### **Highways**

The proposed extension will not result in an increase in funerals held at the site, it merely increases the capacity to allow burials to continue beyond the existing site's capacity. However, there would be some level of traffic implications in the long term from the continuation of new burials at the site when they would otherwise cease following capacity being reached.

The site has two existing car parks, one within the church yard and an unmarked gravel car park to the south. The car parks have been assessed as having a capacity of up to 5 vehicles and 15 vehicles respectively if marked out.

Parking surveys have been undertaken at times when visitors are most likely to attend and during burial services. This recorded a demand of up to 37 vehicles across the two car parks during burial services and significantly lower at other times.

In response LCC Highways have requested that the parking is marked out to promote efficient use of the parking, they have advised that with changes to the proposed manoeuvring area in the layout additional spaces could be provided. Revised plans with those changes are awaited.

Concerns have been raised regarding the condition of Ghyll Lane, the lane is an unadopted highway and not within the ownership of the applicant. Furthermore, as detailed above, this development does not change the level of traffic to and from the site. Taking these factors into account, it is not reasonable or necessary to require maintenance of Ghyll Lane as a condition of the planning permission.

Subject to amended parking layout plans and conditions to ensure adequate parking and cycle storage the development is acceptable in terms of parking and highway safety.

### **Other matters**

Concerns have been raised regarding the impact of the use on livestock on the adjoining field including appropriate boundary treatments and the potential for visitors to feel the livestock and cause the livestock harm, these concerns are not material to the determination of the planning application and is a separate matter between the landowners.

The site is located adjacent to Ghyll Golf Club, the site is approximately 150m from the tee of a hole with its fairway running parallel to the boundary, taking into account the angle of shots that would be played to the centre of the fairway and that there is a dense belt of trees immediately to the west of the tee that would be likely to provide a natural barrier to wayward shots in the direction of the site there does not appear to be a significant risk of golf balls regularly landing within the site, albeit potentially possible on occasion.

### **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 amended car parking layout plans and no objection from the Environment Agency.

### **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 all 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: CDS-C1026-P02-L-001 Rev 001, CDS-C1026-P02-L-004 Rev 004, CDS-C1026-P02-L-006, CDS-C1026-P02-L-007.

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

3. The development shall be carried out and operated in strict accordance with the recommendations of the Tier 3 Groundwater Risk Assessment.

Reason: In order to mitigate the risk of pollution of the water environment and mitigate risks of land instability.

4. The submitted landscaping scheme (Drawing Nos. CDS-C1026-P02-L-004 Rev 004 & CDS-C1026-P02-L-006) shall be implemented in its entirety within the first planting season following the commencement of the use 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 and that felled trees are adequately replaced.

5. Prior to the installation of any external lighting, details of the external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include the positioning, direction and luminance and hours of illumination of the external lighting. The external lighting shall be installed, operated and maintained only in strict accordance with the approved details.

Reason: In the interest of residential amenity and to preserve the habitat of protected species.

6. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);

- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

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

7. The development hereby permitted shall not commence unless and until all of the highway works to facilitate construction traffic access to the development site have been constructed in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable all construction traffic to enter and leave the development site in a safe manner without causing a hazard to other road users.

8. Prior to first use of the development hereby permitted the car parking, detail of and secure cycle parking shall have been submitted to and approved in writing by the Local Planning Authority. The provision shall be laid out and provided in accordance with eth approved details prior to the first use of the development and maintained thereafter.

Reason: To provide adequate car and cycle parking provision.

9. Multiple burial or internment ceremonies shall not occur at the same time.

Reason: To avoid overspill parking on the access road in the interest of highway safety.

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

**Application Ref: 25/0732/FUL**

**Proposal:** Full (Major): Town & Country Planning General Regulations 1992 -Regulation 3- Change of use of field and associated works to form an extension to existing cemetery.

**At:** Ghyll Cemetery, Ghyll Lane, Barnoldswick

**On behalf of:** Pendle Borough Council

## REPORT TO WEST CRAVEN COMMITTEE ON 31ST MARCH 2026

**Application Ref:** 25/0811/FUL

**Proposal:** Full (Major): Erection of an agricultural building.

**At:** Greenberfield Farm, Greenberfield Lane, Barnoldswick

**On behalf of:** William Hartley

**Date Registered:** 19/01/2026

**Expiry Date:** 20/04/2026

**Case Officer:** Laura Barnes

### **Site Description and Proposal**

The application relates to an existing farm on Greenberfield Lane. It comprises 160 hectares of productive meadow and pasture land. The applicant operates a significant farming enterprise with a total of 800 head of cattle and 1,300 store lambs over winter.

This application seeks to demolish the existing silage clamps and erect a new agricultural building measuring 46m x 57.36m, with an eaves height of 4.88m.

### **Relevant Planning History**

13/02/0138P: Erect agricultural building to be used as milking parlour. Approved with conditions

13/07/0834P: FULL MAJOR: Erect agricultural building (15.24m x 67.06m) for housing of livestock. Approved with conditions

13/12/0034P: Full: Erection of extension to agricultural building. Approved with conditions

13/13/0512P: Major: Full: Erect agricultural building (82m x 32m) erect feed silo and widen access and new track.

16/0377/FUL: Full: Erection of an agricultural building (32.5m x 16.5m). Approved with conditions

18/0707/FUL: Full: Demolition of stone barns and erection of agricultural building (Floor Area: 346 Sq.m). Approved with conditions

20/0177/FUL: Full: Erection of agricultural building (42.67m x 15.24m). Approved with conditions

22/0604/FUL: Erection of a slurry store with roof over. Approved with conditions.

22/0861/FUL: Full: Installation of solar panels on front (south) roof plane of agricultural building. Approved with Conditions

24/0279/AGR: Prior Approval Notification (Agricultural Building): Erection of a steel portal framed agricultural building. Withdrawn

25/0214/CND Approval of Details Reserved by Condition: Discharge Condition 4 (Landscaping Scheme), Condition 5 (Scheme for the Management of Surface Water), Condition 6 (Collection and means of disposal of the effluent from silage) and Condition 8 (Biodiversity Gain Plan) of Planning Permission 24/0645/FUL. - Split decision: Discharge Conditions 4,5,6, Refuse discharge of Condition 8

24/0645/FUL Full: Erection of a building for the storage of silage - Approved with Conditions. 2025

## **Consultee Response**

### LCC Highways

No objection

### Lancashire Fire & Rescue

The applicant needs to be aware of the requirements under Part B5 of the Building Regulations

### Lancashire Lead Local Flood Authority

Objection – no surface water sustainable drainage strategy

### Environmental Health

No comment

## **Public Response**

The nearest neighbours have been notified, a site and press notice have been displayed, without response

## **Officer Comments**

### **Policy**

#### Pendle Local Plan: Fourth Edition

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SP10 (Natural Environment) concerns statutory and non-statutory sites and species.

Policy DM04 (Biodiversity Net Gain) echoes the legislation on this subject area, requiring a 10% uplift in biodiversity on applicable sites.

Policy DM09 (Open Countryside) makes provision for development where it would require a countryside location for operational reasons.

Policy DM10 (Landscape Character) sets out that proposals will be expected to respect and enhance the landscape in which they are located.

Policy DM16 (Design & Place Making) seeks high quality design in all new developments. Proposals should promote local character and distinctiveness.

The Design Principles Supplementary Planning Document (SPD) sets out the requirements for good design and protecting residential amenity.

The Open Countryside SPG sets out guidance on rural development including agricultural buildings.

### 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 of 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 principle of an agricultural building in this rural location is acceptable because it requires as part of the operational development of the farm, in accordance with Policy DM09, subject to conformity with design and amenity policies.

### **Design**

In terms of design, the proposed building is to measure 46m x 57.36m, with an eaves height of 4.88m, with a dual pitched roof. It is a substantial building but it is set in the context of existing large buildings within the farmyard. It is to be positioned to fit in with the other buildings so that they are clustered together. As such, it would not look out of character in the surrounding area. The materials are to be concrete panels to the base wall with timber boarding to the upper walls. The roof is to be a fibre cement board roof with 48 Perspex roof lights. This is a utilitarian building which is in the style of other agricultural buildings on the farm and in the wider rural area.

The proposed development would not have any unacceptable impact upon the character and appearance of the wider landscape given its position within the group of farm buildings.

Overall, proposed development accords with Policies DM11 and DM16 in this regard.

### **Residential Amenity**

The proposed development is to replace an existing silage clamp, with the proposed agricultural building. The buildings are to be clustered together and the proposed agricultural building is to be no closer to existing properties than the silage clamp which it is replacing. Although there are residential dwellings within a 400m radius of the proposed building, this is in the context of the existing farming operation. The proposed development would not result in any unacceptable impact upon neighbouring amenity and accords with Policy DM16 in this regard.

### **Surface Water Flood Risk**

The applicant has not provided a flood risk assessment to accompany this application. Given the size of the application, it is a national requirement to provide this information and the application cannot be approved without it. The applicant has been made aware of this and it is recommended that the application is given delegated grant consent to the Assistant Director for Planning &

Regulatory Services to approve the application, subject to a satisfactory flood risk assessment being received.

## Highways

There is no concern regarding additional car parking because this is a development which would be used in conjunction with the existing farming operation. The Highways Authority have not raised objection.

## BNG (Biodiversity Net Gain)

The applicant has submitted a metric. This sets out that there would be a loss of 0.08 habitat units as a result of a small area of grassland which is in very poor ecological condition with a limited diversity of forub species per square meter. The applicant has put forward a proposal to purchase 0.09 habitat units from a habitat bank. The applicant has put forward a technical note which sets out that they have followed the mitigation hierarchy, stating that it would be very difficult to achieve net gain within the site particularly with regards to securing land within the site for 30+ years. The site is within an intensively managed farm with a limited potential for on-site habitat creation. As such the approach to make a contribution by way of a habitat bank is acceptable.

### **Recommendation: Delegate grant consent, subject to an acceptable surface water drainage strategy**

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 GFF-R00-EX-101, Proposed Site Plan GFF-R00-PR-103, Proposed Roof Plan and Elevation Plans GFF-R00-PR-102.

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

3. All the external materials of the development hereby permitted shall be as stated on the approved plans, planning statement and application form, 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. No part of the development 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 unless otherwise agreed in writing. The said obligation shall provide for monitoring of Biodiversity Net Gain over a 30 year period.

Reason: To ensure that the proposed development makes provision to enhance biodiversity on the site and that this can be monitored for a period no less than 30 years following completion of the development.

## **BNG Condition**

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

**Application Ref:** 25/0811/FUL

**Proposal:** Full (Major): Erection of an agricultural building.

**At:** Greenberfield Farm, Greenberfield Lane, Barnoldswick

**On behalf of:** William Hartley

# REPORT TO WEST CRAVEN COMMITTEE ON 31ST MARCH 2026

**Application Ref:** 26/0117/PIP  
**Proposal:** Permission in Principle: Erection of 2 No. dwellings.  
**At** Land to The Southeast Of 26 To 28 Barnwood Road, Earby  
**On behalf of:** Mrs M. Casey  
**Date Registered:** 20.02.2026  
**Expiry Date:** 27.03.2026  
**Case Officer:** Athira Pushpagaran

This application is sent to committee due to it receiving 3+ objections.

## **Site Description and Proposal**

The application site is a piece of land to the rear of no. 26 and 28 Barnwood Road, within the defined settlement boundary of Earby. The main access is through a farm track from Barnwood Road. Public footpath FP1305015 also passes through the farm track, bordering the southern boundary of the site. Another public footpath FP1305016 passes along the eastern boundary of the site. No 26 and 28 are a pair of semis facing Barnwood Road.

The application seeks permission in principle for the erection of two dwellings on the site. There has been a previous PIP approved for the erection of one dwelling on this site in 2025, which is currently extant.

## **Relevant Planning History**

24/0859/PIP Permission in Principle: Erection of 1 no. detached dwelling. Approved Unconditionally. 2025

13/97/0208P – Outline application to erect two storey dwelling. Refused.

## **Consultee Response**

### **Highways**

#### Permission in Principle

##### Principle matters

The scope of Permission in Principle is limited to location, land use and amount of development. In highway terms consideration needs to be given to whether this site is acceptable with specific regard to the effect of its location on highway safety and the ability to provide a safe and suitable access.

##### Location

The proposed development site lies immediately adjacent to an existing area of residential properties. As the area proposed for development as shown on the submitted Location Plan has not changed from that approved under planning permission 24/0859/PIP for one dwelling the highway authority considers that the principle of development has already been established.

##### Site access

As noted in its response to application 24/0859/PIP the site would be accessed via a private, single track lane to the rear of Barnwood Road leading to Moor Hall Farm, and over which Public Footpath ref 13-05-015 Earby passes. The applicant should take legal advice to ensure that they have vehicular access rights over this private lane and Public Right of Way. It should not be assumed that automatic vehicular access rights exist.

#### Technical details stage

If Permission in Principle is granted there are a number of matters that would need addressing at the technical details stage. These include, but are not exclusive to, the following. The site access would be taken from the private, single track lane which leads from Barnwood Road behind Nos 4 to 28. The site access should be wide enough to allow two vehicles to pass within the entrance so that vehicles do not have to reverse excessive distances. The site boundary treatment along the south of the plot should be no higher than 1m to allow adequate intervisibility to and from the access/accesses of walkers on the Public Right of Way along the track, or approaching traffic.

#### Car & cycle parking

- Provide off-road car parking for the dwellings in accordance with Pendle Borough Council's Parking Standards. That is, one space for a one bed dwelling, two spaces for two – three bedroom dwellings and three spaces for four and above bedrooms. There should also be adequate internal manoeuvring space to allow vehicles to enter/leave the site in forward gear and not reverse to or from the private lane.
- Parking spaces should have minimum dimensions of 5m x 2.4m, or 2.6m if adjacent to a wall, fence or hedge. If a space provides joint pedestrian and vehicular access then this should be a minimum of 3.2m wide. A minimum of 6m manoeuvring area should be provided from the back of the parking space.
- Provide secure, covered cycle storage for at least two cycles per dwelling.
- Provide an electric vehicle charging point for the dwellings with a minimum power rating output of 7kW to be fitted with a universal socket that can charge all types of electric vehicles.
- To be counted as one car parking space single garages should have minimum internal dimensions of 6 x 3m. This size of garage could also provide secure storage for two cycles and an electric vehicle charging point. Double garages should have minimum internal dimensions of 6 x 6m.

#### Construction traffic

A Construction Traffic Management Plan including site layout would need to be submitted as this is a greenfield site. There is also no capacity for off-site parking for construction and contractor vehicles due to the narrowness of the single vehicle width lane leading from Barnwood Road.

#### Refuse bins

Adequate storage space for refuse bins for the dwellings should be provided. This must not obstruct nor encroach within the internal parking/manoeuvring areas.

#### **PBC Environmental health**

No objection. Request a condition for Construction Method Statement.

#### **Parish/Town Council**

No response

#### **PBC Public Rights of Way**

No response

## **Earby & Salterforth Internal drainage board**

No response

## **Yorkshire Water**

No response

## **PBC Engineering**

No response

## **Public Response**

The nearest neighbours have been notified by letter, a site notice have been displayed, with 5 objections received raising the following issues:

- Access is through a private track, and the owners does not agree to its use as access. The right of way over the private road is currently under dispute.
- The access arrangement shown on plans is through a break in a wall that does not belong to the applicant.
- Additional traffic on the private road will be of detriment to people already living in the area and whose properties back onto the private road
- The area is not conducive to accommodate any extra traffic or dwellings and is only suitable for farm traffic and pedestrians
- More traffic would result in impact on residential amenity and access to the working farm
- impact negatively on the wildlife already habitant in that piece of land
- block views and light of neighbouring properties
- access through single track with no passing places. Construction traffic and activities would cause congestion and disruption.
- If granted, access to the site would be via a cattle grid and need to be secure as grazing farm animals roam free in the fields opposite and on the drive, the whole year.

## **Relevant Planning Policy**

### **Pendle Local Plan Fourth Edition (2021-2040)**

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SP02 (Spatial Strategy) sets out the spatial development principles for developments in Pendle. Proposals to develop outside of a defined settlement boundary will only be permitted for exceptions to Policy DM09 that are identified in the NPPF, an adopted development plan document, or a made neighbourhood plan, or that are in accordance with Policy SP04 part 5 when the Council is unable to demonstrate a five year housing land supply.

Policy SP04 (Housing requirement and delivery) sets the minimum annual requirement for the number of dwellings to be delivered in Pendle.

Policy SP08 (Towards Net Zero Carbon) encourages applicants to incorporate renewable and low carbon energy generation into development.

Policy SP09 (Water Management) considers water quality, supply infrastructure, wastewater, efficiency and flood risk. It requires that proposed development does not increase the risk of flooding elsewhere.

Policy SP11 (Historic Environment) requires designated and non-designated heritage assets to be conserved and enhanced in a manner appropriate to their significance.

Policy SP13 (Transport and connectivity) Proposals for new development should have regard to the potential impacts they may cause to the highways network, particularly in terms of safety and the potential to restrict free flowing traffic, causing congestion.

Policy DM04 (Biodiversity Net Gain) sets out that development is required to provide a measurable 10% enhancement above the baseline conditions. If this cannot be provided on site, it should be provided by way of an off-site contribution or biodiversity credits.

Policy DM10 (Landscape character) sets out that development proposals will be expected to respect and wherever possible enhance the landscape in which they are located.

Policy DM13 (Environmental Protection) seeks to ensure development does not result in any adverse impacts relating to air quality, lighting, noise and vibration and soil and water from the development and from the construction phase.

### 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.

### **Officer Comments**

The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage.

The proposed development is the erection of two dwellings within a site situated within the defined settlement boundary.

The previous PIP for one dwelling assessed the site as acceptable for housing development in terms of its location and land use. This remains the case for the current application too as there has been no changes to the policy allocations of the site. There continues to be no specific allocations for the site, it is not within a Conservation Area or within the setting of any listed buildings. The site lies within a defined settlement adjoining other dwellings and is in a sustainable location. It sits to the rear of existing houses and would not, in principle, appear out of keeping with the character of the surrounding area.

The only difference between the previous proposal and the current one is the number of dwellings proposed. Where the previous PIP was for one dwelling, the current one is for two on the same site. Barnwood Road has a mixture of different dwelling types including semis, detached and

terraced properties. No indicative site layout has been provided at this point, as it is not a requirement at PIP stage. It would be for the Technical Details Stage to configure a suitable layout.

The site is immediately behind a pair of semis. If the site is divided into two plots, each of them would be similar in size to the curtilages of some of the detached and semi-detached dwellings, and larger than that of the terraced properties in the neighbourhood. In principle the site can comfortably accommodate two dwellings, in accordance with the average plot sizes in the area.

Therefore, in terms of its location, land use and amount of development, the site would be acceptable in principle for the erection of two dwellings.

### **Other matters**

Although issues such as site layout, design, impact on wildlife/biodiversity, highway safety, access, impact on residential amenity are material considerations, these would be for the Technical Details Stage, should the Permission in Principle stage be successful.

### **RECOMMENDATION: Approve**

### **INFORMATIVE**

The site would be accessed via a private, single-track lane to the rear of Barnwood Road leading to Moor Hall Farm, and over which Public Footpath ref 13-05-015 Earby passes. The applicant should take legal advice to ensure that they have vehicular access rights over this private lane and Public Right of Way. It should not be assumed that automatic vehicular access rights exist.

Any TDC application should ensure that accurate ownership certificate is submitted and that necessary notices has been served to owners. Evidence of notice served may be requested at application stage.

As part of a technical details application the following information should be provided: - Plans, including location plan, site plan with parking and refuse bin store, access visibility splay plan, elevations and floor plans

- Planning Statement
- Design and Access Statement
- Foul and Surface Water Drainage Scheme
- Landscaping Scheme with native species
- Ecology/Habitat Surveys
- Arboricultural survey
- A Construction Method Statement including a Construction Traffic Management Plan
- BNG metric and baseline survey/BNG justification if exempt

**Application Ref:** 26/0117/PIP

**Proposal:** Permission in Principle: Erection of 2 No. dwellings.

**At** Land to The Southeast Of 26 To 28 Barnwood Road, Earby

**On behalf of:** Mrs M. Casey

## **LIST OF BACKGROUND PAPERS**

Planning Applications

**NPW/MP**

**Date: 19<sup>th</sup> March 2026**