

West Craven Area Committee Update Report 31st March 2026

25/0732/FUL: Ghyll Cemetery, Ghyll lane, Barnoldswick

Consultee Response

LCC Highways – The submitted amended parking plan is suitable to accommodate demand. No objection subject to construction management and car parking conditions.

Officer Comments

The amended plan provides acceptable parking provision to accommodate the proposed extension of the cemetery. Consultee comments are awaited from the Environment Agency to the Groundwater Risk Assessment, and additional publicity has been carried out to ensure that the golf club are notified of the development. As detailed in the report groundwater risk is a matter that is also controlled under the Environment Agency environmental permitting process, separate to the planning process. It is recommended that the approval of the application, and any conditions necessary, is delegated to the Assistant Director Planning, Building Control and Regulatory Services subject to the confirmation that the Environment Agency have no objection and consideration of any further comments received within the extended publicity period.

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, CDS-C1026-P02-L-010 Rev 001.

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, until a construction method statement 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) iii) iv) v) vi) vii)
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network and in the interest of residential amenity.

7. Prior to first use of the approved development the works to the car park to the West of the existing cemetery shall be completed in accordance with the approved plan Drawing CDS-C1026-P02-L-010 Rev 001 dated 19.3.26.

Reason: In the interest of highway safety to ensure that a satisfactory level of car parking is provided.

8. Multiple burial or interment 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

25/0811/FUL: Greenberfield Farm, Greenberfield Lane, Barnoldswick

Following the drafting of the committee report, an updated drainage report along with a soil percolation test has been submitted. This has been reviewed by the Lead Local Flood Authority who have responded to inform us that this withdraws their objection. They have recommended conditions, which can be attached to any decision notice.

This changes the recommendation from delegate grant consent, to a recommendation of approval, 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.

5. No development shall commence in any phase until a detailed and final Surface Water Sustainable Drainage Strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The strategy shall be based on the indicative Surface Water Sustainable Drainage Strategy and shall demonstrate compliance with the principles and requirements of the National Planning Policy Framework, Planning Practice Guidance, and the latest published version of the National Standards for Sustainable Drainage Systems (or any successor Standards in force at the time of submission). It shall also demonstrate how sustainable drainage system features have been designed to deliver multifunctional benefits in relation to water quality, amenity, and biodiversity.

Surface water and foul water drainage shall be drained on separate systems. No surface water runoff from the development shall be discharged to a foul sewer(s), either directly or indirectly.

The submitted strategy shall include, as a minimum:

- a) Sustainable drainage calculations for peak flow control and volume control for the following events:
 - i. The 100% (1 in 1-year) annual exceedance probability event
 - ii. The 3.3% (1 in 30-year) annual exceedance probability event, including a 40% climate change allowance
 - iii. The 1% (1 in 100-year) annual exceedance probability event, including a 50% climate change allowanceCalculations must cover the entire development area, including all existing and proposed surface water drainage systems up to and including the final discharge location(s).
- b) Final sustainable drainage plans, appropriately labelled to include:
 - i. Site plans showing all permeable and impermeable areas contributing to the surface water drainage network, either directly or indirectly, including the entire development area and any off-site flows where relevant.

- ii. Drainage layout plans showing all pipe and structure references, dimensions, and design levels, including all existing and proposed surface water drainage systems up to and including the final discharge location.
- iii. Details of all sustainable drainage features, including landscape drawings showing topography and slope gradients.
- iii. Site plans showing modelled flood water depths, volumes and exceedance flow routes and flow velocities for rainfall events exceeding the 1% (1 in 100-year) annual exceedance probability event, or due to a blockage. The strategy shall demonstrate that flood risk is not increased on-site or elsewhere, informed by a blockage assessment for all flow controls.

Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels. The strategy shall confirm that FFLs have been set to provide a minimum 150mm freeboard above adjacent ground levels.

- c) Evidence of an assessment of the site conditions. This should include geotechnical investigations and seasonal monitoring, to confirm test locations, infiltration rates and groundwater levels, carried out in accordance with Digest 365 Soakaway Design (Building Research Establishment).
 - d) Evidence of a Construction Surface Water Management, which demonstrates how surface water will be managed onsite during the construction phase, as well as any pollution prevention measures.
 - e) Evidence of site-specific Operation and Maintenance Plan for the lifetime of the development.
- The sustainable drainage strategy shall be fully implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

BNG Condition

The development may not be begun unless—

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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