

Report Title	PLANNING APPLICATIONS
Meeting	COLNE AND DISTRICT COMMITTEE
Meeting Date	14TH MAY 2026
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	WATERSIDE & HORSFIELD
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning application.

REPORT TO COLNE & DISTRICT AREA COMMITTEE 14TH MAY 2026

Application Ref: 26/0131/FUL
Proposal: Full: Replacement of existing perimeter fencing and gates.
At Primet Primary School, Tatton Street, Colne, Lancashire
On behalf of: Mrs Cunningham
Date Registered: 02.03.2026
Expiry Date: 27.04.2026
Case Officer: Athira Pushpagaran

This application was called in by the Chair.

Site Description and Proposal

The application site is a primary school situated within the defined settlement boundary of Colne. The main access is from Tatton Street, with the site boundary adjoining both Tatton Street and Cuerden street. The school is a non-designated heritage asset as identified in the Colne Neighbourhood Plan.

The proposed development is the replacement of existing perimeter fencing and gates.

Relevant Planning History

13/02/0048P Erect glazed link extension and two sets of gates within grounds (County Consultation). Approved with Conditions. 2002

13/04/0070P Erection of 1.5m high ball stop fence to front and side elevation of school site. Objection. 2004

Consultee Response

Highways

No objection

PBC Environmental health

No comments

National grid

Cadent Gas- No objection, informative note required

Parish/Town Council

No response

PBC Engineering

No response

Public Response

The nearest neighbours have been notified by letter, with one objection received raising the issues as summarised below:

- Current gate and railing are more appropriate and why isn't repainting them considered instead of replacement.
- The design does not look like it will deter children from climbing into the yard
- what material will be used & what colour is proposed for the new railings

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.

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 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.

Policy DM16 (Design & Place Making) seeks high quality design in all new developments. Proposals should promote local character and distinctiveness and demonstrate a good standard of amenity for existing and future occupants.

Policy DM18 (Heritage Assets) states that the Council will support proposals which conserve and enhance Pendle's historic environment. Where a proposal would result in harm or loss of significance to a heritage asset, this must be balanced against any public benefit associated with the scheme.

Policy DM37 (Parking) standards are set out in Appendix 5 of the plan, adequate parking provision is required to serve all new development.

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.

Para 139 of the framework states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Para 216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design and protecting residential amenity.

Colne Neighbourhood Plan, in particular Policy Colne CNDP3 that lays down the Design Code to support quality of design and materials.

Officer Comments

The proposed development is replacement of boundary treatment for a school within the settlement boundary of Colne.

There are no underlying policies which would prevent the development in principle. The principal material considerations for the application are as follows:

Visual and Heritage Impact

The existing boundary treatments to boundaries along Tatton Street and the unadopted street to the northwest include wrought iron palisade fence and gates. The existing fence height ranges from 2.8m to 1.8m from the level of Tatton Street and 2.8m to 3.7m along the unadopted street. The fence along the unadopted street to the north and the section of Tatton Street adjacent to it also has a mesh fence of circa 1.5m height above the existing fence, a lightly set back from the boundary.

The proposal is to replace these with painted steel palisade fences and gates taller than the existing by 0.475m for compliance with security and safety requirements for the school. At the sections where the mesh fence exist the new fence would also match the height of the existing mesh fence.

The school is a non-designated heritage asset and the existing fence and gates are original features. The applicant has stated that the existing fence and gates due to their design and age, are unable to be extended to meet these requirements. There is also no opportunity to reuse it elsewhere on site.

The proposed fencing would reflect the slender proportions of the existing one. The gates however would, as per the drawings submitted, have thicker box section frames and posts detracting from the character of the building and the street scene. The applicant has agreed to replace these elements with thinner elements however has not produced amended drawings due to the delay in

procuring exact dimensions from suppliers. Therefore, a condition would be required for the submission of detailed section drawings at a later stage. This has been agreed in writing by the applicant.

A condition would also be necessary to ensure that the original features of the fence and gates are recorded before removal.

Subject to the above conditions for the submission of detailed sections of the gates and fences the proposed development, on balance, would not have any unacceptable impact on the character and significance of the building and its surroundings.

Overall, the proposed development would be acceptable in terms of design in accordance with paragraph 216 of the NPPF, policies SP11, DM16, DM18 and DM24 of the Adopted Pendle Local Plan Fourth Edition (2021-2040) and the Adopted Pendle Design principles SPD.

Residential Amenity

The proposed development due to its nature and function would not result in any overbearing impacts, unacceptable loss of light or privacy to any adjacent property.

Therefore, the proposed development would be acceptable in terms of residential amenity in accordance with policy DM16 and DM24 of the Adopted Pendle Local Plan Fourth Edition (2021-2040), and the Adopted Pendle Design principles SPD.

Highways

The development raises no issues of highway safety and would be acceptable in accordance with policies SP13 and DM37 of the of the Adopted Pendle Local Plan Fourth Edition (2021-2040).

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework, subject to compliance with planning conditions. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

01 Existing and Proposed Elevations
Location Plan

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

3. Notwithstanding any indication on the approved plans and application form, prior to any external works commencing, detailed elevations and sections of the proposed gates, along with samples of all the external materials and finishes to be used on the elevations and roof shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter times be carried out in strict accordance with the approved drawings and materials.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area and character and appearance of the Area.

4. The removal of the existing fence and gates shall not commence until a Level 1 survey has been carried out and a visual record of the original fence and gates, including photographs and drawings, have been submitted to and approved in writing by the Local planning authority.

Reason: To secure a proportionate record of a heritage asset to be lost, in accordance with national policy on conserving and enhancing the historic environment.

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.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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At Primet Primary School, Tatton Street, Colne, Lancashire

On behalf of: Mrs Cunningham

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 13th April 2026