

West Craven Area Committee Update Report 9th June 2026

26/0138/FUL: Land to the South of Jackdaw Road, Barnoldswick

Since the officer's report has been published, additional information has been received as follows:

- Tree Survey & Arboricultural Impact Assessment
- Response to Environmental Health Officer comments, regarding noise impact

Trees

The Council's Environment Officer (Trees) has reviewed the information and provided additional comments. They are content with the information provided, subject to conditions. I have no reason to depart from this view.

Noise Impact

The Council's Environmental Health Officer had initially raised some questions concerning, the roller shutter doors, unknown future use, type of noise considered and other activity on site. These comments have been addressed in a technical note from the applicant's noise consultant and this information has been further reviewed by the Environmental Health officer. There are no outstanding concerns regarding noise impacts and this element of the scheme can be controlled by condition.

Drainage:

There is an outstanding objection from the LLFA with regards to drainage and the application has been given the opportunity to provide this. The additional information has now been received and has been forwarded to the Lead Local Flood Authority for comments. Subject to the objection being lifted and conditions being imposed, the application is likely to be acceptable in this regard.

The proposed revised development is acceptable in principle, it is recommended that the approval of the application, and any revised or additional conditions necessary, is delegated to the Assistant Director Planning, Building Control and Regulatory Services subject to the receipt of acceptable drainage information.

This changes the recommendation to: ***Delegate grant consent, subject to satisfactory outcome on drainage***

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 2024-1, Site Sections 2024-3, Proposed

Site Plan 2024-14, Proposed Elevations & Sections 2024-15, Proposed Floor Plans 2024-16

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

3. Samples of materials, including descriptions, shall be submitted to the Local Planning Authority for written approval prior to commencement of work on the site. The development shall be carried out using only the agreed materials.

Reason: In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. No development shall take place, including any works of demolition, until a Construction Method Statement including site plan 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 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 and means of mechanical road sweeping
- vi Measures to control the emission of dust and dirt during construction
- vii A scheme for recycling/disposing of waste resulting from demolition, clearance and construction works
- viii Details of working hours
- ix Routing of delivery vehicles to/from site
- x Timing of deliveries
- xi Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

Reason: In the interest of highway safety.

5. Prior to first occupation of the approved development a scheme for the construction of the off-site works of highway improvements, to include buff coloured tactile paved dropped pedestrian crossings on both sides of Ravenscroft Way, has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. These works shall be fully completed prior to first occupation or the site opening for trading.

Reason: In the interest of highway and pedestrian safety.

6. Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved plan (Proposed Site Plan Drawing 14 dated July 2025) shall be constructed, laid out and surfaced in bound porous materials and thereafter always remain available for the parking of vehicles associated with the development 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.

7. Prior to first occupation of the approved development secure, covered cycle storage for at least twelve cycles shall be provided in accordance with a scheme to be approved by the Local Planning Authority and permanently maintained thereafter.

Reason: To ensure that the development supports sustainable forms of transport.

8. No part of the development hereby approved shall be occupied or opened for trading until all the highway works to construct the two access points and sections of new footway 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.

Reason: In the interest of highway safety to provide safe and suitable access for all users.

9. No customers shall remain on the premises outside the hours of 08:00 and 21:00 Monday to Friday inclusive and between the hours of 09:00 and 18:00 on Saturdays, Sundays and Bank Holidays inclusive.

Reason: In the interests of residential amenity.

10. 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. 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.

11. No development shall commence until an intrusive Phase 2 Site Investigation has been carried out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The investigation shall be undertaken by a competent person and shall be designed to assess the nature and extent of any contamination on the site. The submitted report shall include:

- a) A detailed site investigation scheme based on the findings of the Phase 1 Preliminary Risk Assessment;
- b) Results of the site investigation, including laboratory analysis of soils, groundwater and gas monitoring where appropriate;
- c) A detailed risk assessment identifying risks to human health, controlled waters, property (existing and proposed), and ecological systems;
- d) Recommendations for any necessary remediation measures.

The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of public health.

12. The development hereby approved shall be carried out in strict accordance with the details of the Preliminary Ecological Appraisal.

Reason: In the interests of ecology.

13. The development shall be carried out in strict accordance with the details of the Arboricultural Impact Assessment, prepared by Lakeland Tree Consultancy.

Reason: To ensure the protection and retention of trees in the interests of visual amenity of the area.

14. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, or construction work shall commence until protective fencing, to BS 5837: 2005 at least 1.25 metres high securely mounted on timber posts firmly driven into the ground has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. The fencing shall be located at least 1.00 metre beyond the protected area detailed in BS 5837. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

Reason: To prevent trees from being damaged during building works.

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

Informative notes

1. 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. For the avoidance of doubt works shall include, but not be exclusive to, the construction of buff coloured tactile paved dropped pedestrian crossings on both sides of Ravenscroft Way. 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.

26/0204/FUL Land At Field Number 0087 Earby Road

Following the publication of the committee report, a drainage scheme and statement was submitted to address the concerns raised by the LLFA and Yorkshire Water. Both LLFFA and Yorkshire water has been reconsulted and their comments are awaited.

This does not change the recommendation which is to Delegate Grant Consent, subject to satisfactory drainage and housing mix justification.