

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT NEW ROAD COMMUNITY CENTRE, EARBY
ON 9TH JUNE 2026**

PRESENT –

(Councillor L. Whipp – Vice Chair in the Chair)

Councillors

*C. Church
B. Hartley
S. Land
G. Whittaker*

Co-optees

*L. Barrett, Barnoldswick Town Council
A. Inman, Earby Town Council
C. Elley, Kelbrook and Sough Parish Council
K. Shorrock, Salterforth Parish Council
County Councillor D. Whipp*

Police

*PC G. Ingham
PCSO T. Griffiths*

Officers

*D. Walker Assistant Director Operational Services and Area Co-ordinator
L. Barnes Senior Planning Officer
J. Eccles Committee Administrator*

(Apologies for absence were given by Councillor D. Hartley.)



The following people attended and spoke on the item indicated –

<i>N. Cumiskey</i>	<i>Police and Community Safety Issues</i>	<i>Minute No. 27</i>
<i>J. Waite</i>	<i>26/0113/HHO - Full: Erection of a rear dormer extension at 88 Rainhall Road, Barnoldswick</i>	<i>Minute no. 28(a)</i>
<i>G. Love J. Laurie C. Coulthrad W. Kelly</i>	<i>24/0810/FUL - Full: (Major): Erection of 28 no. dwellings with new access from Park Avenue along with associated infrastructure and landscaping at Land to the west of White Leys Close, Earby</i>	<i>Minute No. 28(a)</i>

24. 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 person declared an Other Registrable Interest in the item indicated for the reason stated -

<i>County Councillor D. Whipp</i>	<i>26/0138/FUL - Full: (Major) Erection of 10 no. B2-B8 Industrial units with associated parking at Land to the South of Jackdaw Road, Barnoldswick</i>	<i>County Councillor</i>	<i>Minute No.28(a)</i>
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County Councillor D. Whipp	26/0204/FUL - Full (Major): <i>Erection of 28 no. dwellings with detached garages and associated landscaping, infrastructure and altered vehicular access at Land at Field Number 0087, Earby Road, Salterforth</i>	County Councillor	Minute No. 28(a)
County Councillor D. Whipp	Outstanding Issues <i>(c) Actions/permissions awaited from LCC following Site visit to Church School/Clifford Street, Barnoldswick</i>	County Councillor	Minute No. 34

25. PUBLIC QUESTION TIME

A resident from Earby asked about the proposal to modify the Definitive Map, by designating Dark Lane as a restricted by-way from the northern end of Birch Hall Lane and junction of footpaths 32 and 38 Earby along an enclosed track varying between 3 and 4 metres wide in a generally easterly direction for approximately 240 metres to the County Boundary. Restricted by-ways could be used by walkers, cyclists, horse riders and non-motorised vehicles.

There were concerns that Birch Hall Lane, which led up to Dark Lane was very narrow and well used by cars and taxis to and from houses and the glamping site, as well as farm vehicles and there was reference to a crash on this lane on 16th May. Once the order came into effect it would place a statutory duty on the highway authority to keep the way clear for lawful users. This would mean that many trees and hedgerows would need to be cut back. Residents objected on highway safety grounds and due to the loss of trees and wildlife habitat and asked if the Committee could do anything.

It was noted that Public Rights of Way were the responsibility of Lancashire County Council. However, this Order had been considered by an Inspector at the Planning Inspectorate as there had been objections to the original Order proposed for a bridleway when it was submitted to the Government for confirmation. This was the end of a complex legal process.

The Chair asked the Police to report back with any information they had on the crash on Birch Hall Lane. He also asked if the restricted by-way could be added to the agenda for the next meeting so Members could look at the proposed designation in more detail and ask for more information.

A resident from Barnoldswick drew Members' attention to the LCC/Mullevo works on Gisburn Road in Barnoldswick on 8th June when the road was closed overnight from 20.00 to 05.00 for essential repair works. It was reported that 15 wagons had attended and work ended at 10.00p.m. She hoped that the contract did not cover working through the night for this project. Members discussed similar closures at short notice and work not being fit for purpose. This issue had been raised with LCC by County Councillor D. Whipp.

They also referred to the parking issues near Gisburn Road Community Primary School in Barnoldswick. People were parking close to the Gisburn Road/Skipton Road roundabout. Also, higher up on Skipton Road, cars were parking on either side of the road close to the Wellhouse Road junction making visibility difficult and dangerous. This had been raised at the last meeting when community safety issues were discussed and had been referred to the next Traffic Liaison

Meeting, where LCC highway officers met Pendle Council officers and the police to discuss road safety, highway and parking concerns in Pendle.

26. MINUTES

RESOLVED

That the Minutes of the meeting held on 12th May 2026, be approved as a correct record.

27. POLICE AND COMMUNITY SAFETY ISSUES

PC Gareth Ingham presented the crime figures for May 2026 compared to the previous year. He was pleased to report that crime figures had settled down in the last 2 months and been relatively low. ASB had dropped dramatically. Criminal damage and burglaries were low. The Acceptable Behaviour Contracts issued in respect of ASB seemed to be working. He acknowledged there were drug related crimes which they would be turning their attention to, concentrating on the distribution and dealing of drugs aspect rather than the user. He encouraged anyone with information about this to get in touch.

A local resident asked for an update following an incident in Earby Memorial Park when a mum and 4 year-old child had witnessed a case of indecent exposure. PC G. Ingham said that a man had been arrested. The Police would release a statement as soon as he had been questioned to inform and reassure the local community.

28. PLANNING APPLICATIONS

(a) Planning Applications for determination

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

26/0113/HHO Full: Erection of a rear dormer extension at 88 Rainhall Road, Barnoldswick for Mr James Waite

RESOLVED

That planning permission be **granted** 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:
 - Existing Plans 01
 - Existing Elevations 02
 - Proposed Plans 03
 - Proposed Elevations 04A
 - Site Plan/Location Plan

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 and approved plans 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.

26/0138/FUL *Full: (Major) Erection of 10 no. B2-B8 Industrial units with associated parking at Land to the South of Jackdaw Road, Barnoldswick for Mr Ashby*

An update had been circulated prior to the meeting reporting receipt of the following additional information –

- Tree survey & Arboricultural Impact assessment
- Response to Environmental Health Officer comments regarding noise impact

This was acceptable and could be controlled by conditions.

There was an outstanding objection from the Lead Local Flood Authority (LLFA) with regards to drainage. The applicant had provided additional information which had been forwarded to the LLFA for comments. Subject to the objection being lifted and conditions being imposed, the application was likely to be acceptable.

RESOLVED

That authority to grant consent be delegated to the Assistant Director Planning, Building Control and Regulatory Services subject to the satisfactory outcome on drainage and 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 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
A scheme for recycling/disposing of waste resulting from demolition, clearance and construction works
- vii Details of working hours
- viii Routing of delivery vehicles to/from site
- ix Timing of deliveries
- x 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.

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 *Full (Major): Erection of 28 no. dwellings with detached garages and associated landscaping, infrastructure and altered vehicular access at Land at Field Number 0087, Earby Road, Salterforth for Mr R Calderbank*

(Before the vote was taken, the Senior Planning Officer advised that a decision to refuse the application would represent a significant risk of costs in the event of an appeal. The matter would therefore be referred to the Head of Legal and Democratic Services and subject to his agreement the decision would stand referred to the Development Management Committee.)

An update had been circulated prior to the meeting reporting receipt of a drainage scheme and statement to address the concerns raised by the LLFA and Yorkshire Water. These had been sent to LLFA and Yorkshire Water and their comments were awaited. It was recommended that authority to grant permission be delegated subject to satisfactory drainage and housing mix justification.

RECOMMENDATION

That planning permission be **refused** for the following reasons –

- Design and layout – e.g. residential amenity in terms of the gable ends impacting on existing properties.
- Biodiversity Net Gain – the ecological impact on local wildlife has not been taken into account, especially in view of plans to culvert an open water course which runs across the site.
- Highway Safety – not having an adequate crossing from the Public Right of Way onto the road.
- The proposed development would be located beyond a defined settlement boundary in the open countryside and would develop land where there was currently no development to the detriment of the open rural character and visual amenity of the immediate area and conflicting with the locational strategy of the Development Plan contrary to policies SPO2, DM09 and DM 26 of the adopted Pendle Local Plan Fourth Edition 2021-40.
- Drainage - insufficient information to address concerns of repeated occurrences of sewage surcharging.
- Access arrangements - 3 accidents here since the end of 2025, which are not reflected in the LCC Highways report.

(b) Planning Reforms – Determination of Planning Applications and Changes to the Scheme of Delegation

The Assistant Director Planning, Building Control and Regulatory Services submitted a report for information on the forthcoming changes to how planning applications would be dealt with under Regulations that would come into force on 30th September 2026.

(c) Planning Appeals

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

29. ENFORCEMENT ACTION

The Legal Services Manager submitted a report giving the up-to-date position on enforcement action. A verbal update was given at the meeting. It was noted that further fines had been issued on Langdale Homes Limited for the fifth time and the Director, Joe Hindle, for the fourth time in respect of Land at the junction with Greenberfield Lane, Gisburn Road, Barnoldswick. Fines now totalled £29,320 for the company and £25,513 on the Director. However, no progress with providing the footpath required in the planning permission had been made.

RESOLVED

That the enforcement case for Land at the junction with Greenberfield Lane, Gisburn Road, Barnoldswick be referred to the Executive, if appropriate, to consider how PBC or LCC could ensure that the developer either did the required works themselves or paid for them to be done.

30. AREA COMMITTEE BUDGET 2026/27

The Head of Property and Engineering Services submitted a report on the Committee's Area Committee Budget for 2026/27.

At the last meeting £2,000 was allocated from the Barnoldswick budget towards the resurfacing of the footpath at Church Primary School although it was pointed out that all the Barnoldswick budget had been allocated. Members were asked if they wanted to deallocate this funding or to fund the scheme from deallocations from other projects.

RESOLVED

- (1) That only the schemes listed in Appendices 1, 2, 3, 4 and 5 with agreed funding to date for 2026/27 be noted.
- (2) That electorate area allocations shown on separate tables underneath Appendices 1 to 5 be noted.
- (3) That the credit balance brought forward for litter and dog waste bins at Appendix 6 be noted.
- (4) That the approved allocations for Barnoldswick in Appendix 1 be noted; that the £2,000 allocated at the last meeting for the resurfacing of the footpath at Church Primary School remain; that the £6,000 for Premises Improvement Grants be reduced to £4,000, with the proviso that should an additional £2,000 be needed for PIGs that it be granted and the Committee take the £2,000 from elsewhere in the Barnoldswick allocation.

REASON

To enable the Area Committee Budget to be allocated efficiently and effectively.

31. REPRESENTATIVES ON OUTSIDE BODIES

Members were asked to consider the appointment of representatives on the Earby and Salterforth Internal Drainage Board for 2026/27.

The agenda stated that Councillor C. Church was appointed as a Trustee for Bancroft Mill Engine Museum in June 2022 for a period of 3 years. It should have also stated that he was reappointed for a three-year term by this Committee in July 2025.

RESOLVED

- (1) That Councillor D. Hartley, S. Land and L. Whipp be reappointed representatives on the Earby and Salterforth Internal Drainage Board for the next year.
- (2) That Councillor C. Church's 3-year appointment as a Trustee for Bancroft Mill Engine Museum in July 2025 be noted and reaffirmed.

REASON

To represent the Council on outside bodies.

32. DRAINAGE ISSUE AT ALLOTMENTS, GREENBERFIELD LANE

It was reported that United Utilities had responded to the Committee's request for assistance with resolving drainage issues affecting Barnoldswick allotments and explained the reasons for declining. The Engineering Manager was meeting Barnoldswick Town Council (the landowners) on site the following week to discuss possible improvements.

RESOLVED

That this item be brought back to the next meeting after the site visit.

33. PRIDE IN PLACE IMPACT FUND

Members had received updates prior to the meeting on West Craven Pride in Place Impact Fund projects where delivery was to be undertaken by Pendle Council officers; projects which would be delivered by organisations external to Pendle Council; and changes required to the programme for Earby and Salterforth which would be considered by the Executive on 25th June 2026.

Officers had met with Ministry of Housing, Communities and Local Government representatives recently. They had reviewed the processes used in setting up the PIPIF programme and concluded that the processes were satisfactory, broadly consistent with the PIPIF prospectus and FAQs published by the Department. The PIPIF Stage 2 funds were expected to arrive with the Council on 11th June.

There was a discussion about some of the projects included in the programme or proposed, and others that had been removed for various reasons. If a flagpole was installed at the War Memorial, Salterforth Parish Council were not aware of any volunteers for raising the flag. However, it was noted that several years ago the Royal British Legion had indicated that they had volunteers who would be able to do this, and that it might be worth contacting them. Funding for pitch drainage at Earby Memorial Park was no longer required which would allow funds to be spent on the creation of a footpath along a well-used walking route and other areas of the Park.

Earby Town Council were urged to put in a bid for their Stage 2 projects and to contact the Senior Regeneration Officer about their intentions. It was noted that the savings from the Stage 1 Earby projects removed from the programme would also be discussed at the Executive June meeting.

RESOLVED

That the updates be noted.

34. STREET NAMING AND NUMBERING – NEW DEVELOPMENT OFF DOTCLIFFE ROAD, KELBROOK

A report was submitted asking Members to consider whether they wished to register a new street name for three new-build dwellings off Dotcliffe Road, Kelbrook, or reject the developer's request and continue the evens numbering from Dotcliffe Road.

RECOMMENDATION

That the Executive be recommended to register Mill Yard as the new street name for three new-build dwellings on Dotcliffe Road, Kelbrook.

REASON

Although the access off Dotcliffe Road would not be public highway, to all intents and purposes, it is a separate road leading to the three dwellings and would qualify as a street.

35. OUTSTANDING ITEMS

It was noted that a report would come back on the following items –

- (a) Quote on resurfacing short ginnel between North Street and Castle View, Barnoldswick (12.05.2026)
- (b) Northolme Community Centre – consulting with residents (31.03.2026)
- (c) Actions/permissions awaited from LCC following Site visit to Church School/Clifford Street, Barnoldswick (12.05.2026)

The Engineering Manager proposed a site visit with Members to look at what works were required along the ginnel between North Street and Castle View, Barnoldswick.

It was noted that 3 residents had expressed an interest in forming a co-operative to manage Northolme Community Centre and discussions would continue.

RESOLVED

- (1) That Ward Councillors accompany the Engineering Manager on a site visit to the ginnel between North Street/Castle View to consider the resurfacing work requested.
- (2) That the Engineering Manager chase LCC for the actions/permissions required following the site visit to Church School/Clifford Street, Barnoldswick.

36. 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.

37. OUTSTANDING ENFORCEMENTS

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on outstanding enforcements which was noted. A verbal update on some of the cases was given at the meeting.

38. PROBLEM SITES/EMPTY HOMES

The Head of Housing and Environmental Health submitted a report on problem sites/empty homes in West Craven for information.

RESOLVED

- (1) That a property in Barnoldswick be added to the list of problems sites/empty homes in view of its condition and appearance.
- (2) That the second case be escalated in view of its prominence and the length of time being taken to make the necessary improvements.

REASON

In the interests of visual amenity and public safety.

Chair.....