

Report Title	PLANNING APPLICATIONS
Meeting	WEST CRAVEN COMMITTEE
Meeting Date	8TH SEPTEMBER 2026
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	BARNOLDSWICK AND EARBY & COATES
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO WEST CRAVEN COMMITTEE ON 08TH SEPTEMBER 2026

Application Ref: 26/0294/CND

Proposal: Approval of Details Reserved by Condition: Partial Discharge Condition 4 (Verification Report relating to surface water drainage system) of Plots 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25) Planning Permission 23/0067/REM.

At: Development site to the W of Meadow Way, Skipton Road, Barnoldswick

On behalf of: Hurstwood Homes (Barnoldswick) Ltd

Date Registered: 07/05/2026

Expiry Date: 02/07/2026

Case Officer: Laura Barnes

Site Description and Proposal

This application is made under article 21 of the Town and Country Planning (General Development Procedure) Order 2015 to seek confirmation of compliance with conditions on planning permission 23/0067/REM.

This application requests the discharge of condition number 4 on the Planning Permission. The condition is listed below:

Condition 4

The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

Relevant Planning History

23/0067/REM: Reserved Matters: Major: Erection of 30 no. dwellings (Appearance, Landscaping, Layout and Scale) of Planning Permission 19/0815/OUT.
Approved with conditions

Consultee Response

Lead Local Flood Authority

Initial comments

26/05/2026 & 14/07/2026

The Lead Local Flood Authority cannot recommend the discharge of condition 4 on planning decision 23/0067/REM on the basis of: • The applicant has failed to provide any evidence of the variations of the constructed drainage layout in comparison to the approved drainage layout assessed through the discharge of condition for the final surface water sustainable drainage strategy. In addition to this, the applicant has failed to provide evidence of the proposed filter drains as these were to contribute to the overall drainage system.

10/08/2026

The LLFA recommends the discharge of condition 4 in so far as it relates to plots 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25

Public Response

None necessary

Officer Comments

Condition 4

This application requests the discharge of condition numbers 4 in so far as it relates to the plots in phase 1 of the development.

The applicant has prepared as drainage verification report (Rev D) which has been reviewed and found to be acceptable in relation to the specific plots set out above.

The condition can be discharged in relation to these plots, subject to implementation.

Summary

Condition 4: The information submitted is acceptable in relation to plots in phase 1 of the development and this condition can be discharged, subject to implementation.

RECOMMENDATION:

Discharge condition 4 (in relation to plots 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25), subject to implementation.

Application Ref: 26/0294/CND

Proposal: Approval of Details Reserved by Condition: Partial Discharge Condition 4 (Verification Report relating to surface water drainage system) of Plots 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25) Planning Permission 23/0067/REM.

At: Development site to the W of Meadow Way, Skipton Road, Barnoldswick

On behalf of: Hurstwood Homes (Barnoldswick) Ltd

REPORT TO WEST CRAVEN COMMITTEE ON 08TH SEPTEMBER 2026

Application Ref: 26/0315/CND

Proposal: Approval of Details Reserved by Condition: Discharge Condition 3 (Materials), Condition 4 (Construction Method Statement), Condition 11 (Scheme for disposal of Foul and Surface Water), Condition 15 (Method Statement), Condition 16 (Dust control) and Condition 17 (Scheme for protecting residential and business neighbours from noise and vibration) of Planning Permission 26/0078/FUL.

At: Remains of Dotcliffe Mill, Dotcliffe Road, Kelbrook

On behalf of: Mr & Mrs Paul & Shevonne Metcalfe

Date Registered: 14/05/2026

Expiry Date: 09/07/2026

Case Officer: Laura Barnes

This application has been called in by a Councillor.

Site Description and Proposal

This application is made under article 21 of the Town and Country Planning (General Development Procedure) Order 2015 to seek confirmation of compliance with conditions on planning permission 26/0078/FUL.

This application requests the discharge of condition numbers 3, 4, 11, 15, 16 and 17 on the Planning Permission. The conditions are listed below:

Condition 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.

Condition 4

No development shall take place, including any works of demolition or clearance, 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) Wheel washing facilities
- v) Measures to control the emission of dust and dirt during construction
- vi) A scheme for recycling/disposing of waste resulting from demolition, clearance or construction works

- vii) Details of working hours
- viii) Timing of deliveries including HGVs
- ix) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

Reason: In the interest of highway safety.

Condition 11

A scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority prior to any works being carried out on site on the development hereby approved. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved plans before the dwellings are occupied.

Reason: To control foul and surface water flow disposal and prevent flooding.

Condition 15

Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-

- a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and
- b) a comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority. All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority. In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Condition 16

Details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development for the suppression of dust from the site; all agreed details shall be implemented throughout the course of the development. Note 1. The details of dust control measures for Haul Roads, the use of suitable wheel cleaning facilities and proposals for the sheeting of vehicles carrying dusty materials shall be included by the applicant. 2. Reference should be made to the Council's 'Code of Practice for Construction and Demolition Sites'.

Reason: To protect human health and the environment from adverse effects of air pollution

Condition 17

Demolition or construction work shall not begin until a scheme for protecting the residential and business neighbours from noise and vibration from the site during these works has been submitted to and approved in writing by the Local Planning Authority. All measures which form part of the approved scheme shall be adhered to throughout the period of demolition and/or construction.

Reason: In the interests of public health

Relevant Planning History

26/0078/FUL: Full: Conversion of existing derelict mill to form 1 no. dwelling with associated parking and garden areas.
Approved with conditions

Consultee Response

Yorkshire Water

No objection

LCC Highways

A Construction Management Plan (Drawing 17 dated May 2026) and a Construction Method Statement dated May 2026, both prepared by Lark Architects, have been submitted to discharge the above condition. Having reviewed the above documents the highway authority considers that the information submitted is acceptable and considers that this condition can be discharged, subject to satisfactory implementation.

Environment Agency

No requirement to consult

Environmental Health

The information submitted sets out that a Phase II Report is not required. We are happy to accept these findings but a validation report, upon completion would be necessary, to confirm everything is satisfactory. As such, the condition can be partially discharged.

Public Response

None necessary

Officer Comments

This application requests the discharge of condition numbers 3, 4, 11, 15, 16 and 17 of the Planning permission.

Condition 3

The applicant has submitted details of the proposed materials, including the following:

- Steel standing seam roof cladding in grey colour
- Random reclaimed stone walling
- Standing seam wall cladding
- Black aluminum window frames
- Aluminum rain water goods

The details which have been submitted are acceptable and this condition can be discharged, subject to implementation.

Condition 4

The applicant has submitted a construction method statement.

The details which have been submitted are acceptable and this condition can be discharged, subject to implementation.

Condition 11

The applicant has submitted a set of calculations for the discharge rates of surface water, in addition to the drainage strategy. The proposed dwelling is to utilize the drainage which is to serve the dwellings within the yard of Dotcliffe Mill. There is no objection from Yorkshire Water in this regard and I have no reason to depart from this view.

The condition can be discharged, subject to implementation.

Condition 15

The applicant has submitted a report which has tested the made ground to assess the risk posed to controlled waters. This concludes that the sampling of the existing/remaining made ground adjacent to Harden Beck did not identify any total or leachable contamination and as such the made ground on site is not considered to represent a significant risk to the beck or groundwater below the site.

A further geo-environmental appraisal has been submitted which sets out that it is not suspected that the site is contaminated to an extent that could adversely affect the proposed development.

A validation report confirming that the remediation strategy has been carried out correctly should be submitted in order to completely discharge the condition. As such, it can only be partially discharged at this stage.

Condition 16

In relation to dust suppression, the applicant has submitted a Construction Method Statement. This includes fencing, covering vehicles carrying waste materials and dampening down works which are likely to generate excess dust.

This information is acceptable and the condition can be discharged, subject to implementation.

Condition 17

The Construction Method Statement sets out the applicant's approach to noise & vibration protection. This includes the quietest suitable plant, fitting plant with silencers and acoustic covers. It also sets out that noisy operations should be kept to approved construction hours and kept to the minimum duration necessary.

Summary

Condition 3: The details of the materials are acceptable and this condition can be discharged, subject to implementation.

Condition 4: The information submitted as part of the Construction Method Statement is acceptable and this condition can be discharged, subject to implementation.

Condition 11: The drainage strategy and calculations are acceptable and this condition can be discharged, subject to implementation.

Condition 15: Contaminated land investigation has been undertaken and reviewed. Whilst a Phase II report is not necessary, it will be necessary for a validation report to confirm that the development has been carried out in accordance with the remediation strategy. As such, the condition can be partially discharged, pending receipt of the validation report.

Condition 16: The information submitted in the Construction Method Statement regarding dust suppression is acceptable and this condition can be discharged, subject to implementation.

Condition 17: The information in the Construction Method Statement relating to noise & vibration is satisfactory and this condition can be discharged, subject to implementation.

RECOMMENDATION:

Discharge conditions 3, 4, 11, 16 and 17 subject to implementation.

Partially discharge: Condition 15, subject to validation report.

Application Ref: 26/0315/CND

Proposal: Approval of Details Reserved by Condition: Discharge Condition 3 (Materials), Condition 4 (Construction Method Statement), Condition 11 (Scheme for disposal of Foul and Surface Water), Condition 15 (Method Statement), Condition 16 (Dust control) and Condition 17 (Scheme for protecting residential and business neighbours from noise and vibration) of Planning Permission 26/0078/FUL.

At: Remains of Dotcliffe Mill, Dotcliffe Road, Kelbrook

On behalf of: Mr & Mrs Paul & Shevonne Metcalfe

REPORT TO WEST CRAVEN COMMITTEE ON 08TH SEPTEMBER 2026

Application Ref: 26/0397/FUL

Proposal: Full: Formation of an agricultural access track.

At Thornton Hall Farm, Skipton Road, Barnoldswick, Lancashire

On behalf of: Mr Chris Harrison

Date Registered: 24.06.2026

Expiry Date: 19.08.2026

Case Officer: Athira Pushpagaran

Site Description and Proposal

The application site forms part of a farm used for farming and as an open farm visitors centre located in open countryside on the edge of Thornton in Craven. The premises has an existing access road from Church Road. PROWs FP1305039 and FP1305044 pass cutting across the track.

The proposed development was originally the formation of an access track from Skipton Road/Colne & Broughton Road (A56), from the existing field access up to the main car park of the farm visitor centre. This has already been constructed at the time of the site visit. Subsequent amendments were made to the route to remove the section that provides access to the car park and extend it to both sides to go around the car park and connect to the existing tracks to and from the car park.

The track slopes down from the edge of the car park to Skipton Road through a field, with the access near a bent in the road. Skipton Road/Colne & Broughton Road (A56) is a strategic link between Lancashire and Yorkshire carrying high levels of daily traffic, including HGVs to and from the West Craven Business Park to the south in Earby. The road is subject to a National Speed limit outside the existing field access.

Relevant Planning History

25/0748/FUL Full: Formation of an agricultural track. Withdrawn. 2026

25/0059/FUL Full: Erection of 3 no. polytunnels and the siting of 2 no. shipping containers for mixed use as a Halloween Venue, visitor farm and educational and agricultural use. Approved with Conditions. 2025

24/0775/FUL- Full: Erection of a mixed-use barn for entertainment purposes. Pending consideration.

24/0611/FUL - Full: Erection of an agricultural storage, lambing and workshop building. Approved with conditions. 2024

17/0382/FUL- Full: Erection of a multi-purpose agricultural storage, lambing and workshop building. Approved with conditions. 2017

13/15/0398P - Full: Extension to existing car park to form 225 spaces overall. Approved. 2015.

13/14/0003P - Erection of detached single storey building to accommodate biomass boiler and farm store. (part retrospective). Approved. 2014.

13/13/0577P - Erection of an orangery extension to provide additional dining room accommodation for cafe. Approved. 2014.

13/13/0554P - External alterations to existing farm visitor centre including the cladding of walls in natural stone, the roof in natural blue slate and insertion of a section of curtain walled glazing. Approved. 2014.

13/13/0228P - Erection of a first-floor balcony and insertion of a glazed roof to front of farm visitors' centre. Approved. 2013.

13/12/0102P - Full: Change of use of land and buildings from agricultural use to mixed agricultural use and recreational use as a farm visitor centre with play barn, cafe, car park, D2 assembly and leisure use and quad biking (Retrospective). Approved. 2012.

13/08/0600C1 - Approval of Details Reserved by Condition: Discharge Condition 3 (landscaping) of Planning Permission 13/08/0600P. Condition discharged. 2012.

13/11/0535P - Full: Change of use of land from agriculture to use as an outdoor play area (D2 leisure use) and erection of play equipment with access from Church Road. (Retrospective). Approved. 2011.

13/08/0600P - Full: Erect visitor's centre. Approved. 2009.

13/02/0414P - Erection of open farm visitor centre on front elevation of existing farm building. Approved. 2002.

Consultee Response

LCC Highways

Having reviewed the documents submitted, Lancashire County Council acting as the local highway authority does not raise an objection regarding the proposed development.

Whilst the provision of an agricultural track in the location submitted still raises concerns regarding the potential for other traffic to use the route, we recommend that mitigation measures be secured together with restrictive conditions to mitigate our concerns.

Site planning history

The site has had numerous planning applications, including several retrospective ones, excluding the current one. The planning history is outlined in Section 4 of the submitted Planning Statement. A previous application for the formation of an agricultural track (planning ref 25/0748/FUL) was withdrawn prior to determination. The highway authority had raised an objection, and it had been recommended for refusal on highway safety grounds. In comparison with 25/0748/FUL, this application removes all references to other traffic associated with the leisure activities on site using the route. The track will be for the sole use for agricultural vehicles for the wider 265 acres of farmland which the applicant farms for sheep grazing, hay making and other livestock fodder.

Development

The highway authority has been consulted on the retrospective formation of an agricultural track, which is an amended submission of application 25/0748/FUL.

Access track

The highway authority notes that references to the access track being used as an emergency access in connection with leisure/tourism activities on the site, as previously submitted under application 25/0748/FUL, have been removed from the Planning Statement submitted for the current application.

In addition, the following extracts are taken from the submitted Planning Statement (ref Har/696/3843/GH dated June 2026) regarding the use of the track for agricultural purposes only:

Para 1.3 2 The track hasn't to date been used in connection with the tourism/leisure use that operates from the farm, and this application does not propose that any tourism/leisure use is made of it in the future.

Para 1.4 It is our opinion that provided the use of the track is restricted to agricultural use only there are no reasons why it shouldn't be approved.

Para 3.3 In terms of preventing members of the public who have parked their cars in the car park being tempted to ignore the closed gates leading to the track, these gates could be locked during periods of time when the track is not being used to ensure that the track is only used for agricultural purposes.

Para 6.1 ... we wrote to the Council advising them that the applicant was willing to remove any reference to the use of the track being for anything other than agricultural use ...

Para 6.2 Furthermore, the access has only been used for agricultural purposes to date and therefore there is no reason to believe that the applicants would make use of it for other purposes ...

Notwithstanding the above, the highway authority still has concerns that the track connects to the car park. There is another field entrance adjacent to the southern car park boundary which provides a direct link to the farm buildings/activities on the northern side of the site. Historic aerial views show that this location was used to access the field prior to the track now applied for being constructed, including the following from 2018:



Source: Google Earth

There are also concerns regarding large agricultural vehicles going through the car park when this is in use, thereby increasing the potential for conflict between vulnerable users. Whilst the movement of livestock, for example, can be undertaken outside the site's leisure activities, haymaking and silaging are weather dependent and may therefore have to be carried out at the same time as the leisure/tourism activities. This also raises the issue that the agricultural vehicles may be unable to exit or re-enter the car park due to parked vehicles.

The highway authority also reiterates its view, as outlined in its response to application 25/0748/FUL, that the track is not suitable for use as an emergency access/exit point due to the sub-standard visibility splays and access layout onto Skipton Road (A56).

We note that there is an existing agricultural vehicle access on the A56 which will remain unchanged by this proposal.

Mitigation measures

We would request that the gate at the car park is locked at all times other than when agricultural vehicles require access which we anticipate would only be when the car park was empty and not in use by the leisure activities on site.

Also that a scheme of signage is agreed at the gated access to highlight to leisure activity users/customers that the access is not for general use but is restricted to agricultural vehicles – being tractors, and other all-terrain vehicles associated with sheep farming and haymaking uses.

Conclusion

To conclude, whilst the provision of an agricultural track linking to the car park raises concerns, as outlined above, the highway authority considers that the following, or similarly worded, conditions should be applied to any formal planning approval granted to mitigate those concerns.

Conditions

1. The gate(s) from the car park situated to the southeast of the farmstead shall only be opened to allow agricultural vehicles to enter and leave the adjacent field whilst carrying out solely agricultural activities and shall be kept locked at all other times. Reason: In the interest of highway safety to prevent uncontrolled public access to the public highway network on Skipton Road (A56).
2. Within one month of the grant of planning permission a scheme for car park signage at the gates leading from the southeastern car park into the adjacent field and track shall be submitted to and approved in writing by the Local Planning Authority. Signage should indicate no public access beyond the gates. The signage shall be erected within one month of approval and maintained thereafter. Reason: In the interest of highway safety to prevent uncontrolled public access to the public highway network on Skipton Road (A56).

North Yorkshire Highways

The application seeks retrospective planning permission for the formation of an agricultural access track associated with Thornton Hall Farm. The LHA has reviewed the submitted information together with the planning history relating to the site. The LHA notes that previous highway concerns were raised in respect of the wider use of the proposed track. The current application has been amended and now relates solely to the use of the track for agricultural purposes. As such, the proposal is not anticipated to generate the level or type of vehicular movements previously associated with the development. The proposed access onto the public highway is located adjacent to the administrative boundary between North Yorkshire and Lancashire. Having reviewed the submitted plans, the LHA is satisfied that the proposal does not introduce a new point of access onto the North Yorkshire highway network or require alterations to the existing highway within North Yorkshire. Having regard to the information submitted, the LHA is satisfied that the proposal, as amended, would not result in an unacceptable impact on the safety or operation of the local highway network. The LHA therefore raises no objection to the proposed development.

PBC Environmental health

No comment

Yorkshire Water

No comment

Parish/Town Councils

No response

PBC Engineering

No response

PBC Public Rights of Way

No response

Public Response

The nearest neighbours have been notified by letter, a site & press notice have been displayed, with one objection received raising the following concerns:

- there is no difference between this application and the previous (now withdrawn) application for an emergency access.
- no defined need for this new agricultural access track as a more than suitable access to the areas of land put forward as been needed is already provided by the A56 and the existing double gated access points at the County Boundary.
- applicant has a long history of making retrospective applications and the fact that they carried out this work without permission should be grounds for enforcement action.

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 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 DM09 (Open Countryside) sets out the exceptions to develop outside the settlement boundary.

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.

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 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.

S3 (Presumption in favour of sustainable development) states that decisions on development proposals should apply a presumption in favour of sustainable development.

S4 (Principle of development within settlements) states that development proposals within settlements should be approved unless their adverse effects would substantially outweigh their benefits, having regard to the national decision-making policies contained within the Framework.

TR4 (Street design, access and parking)

1. To contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should:

a. Give priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services;

b. Incorporate or contribute towards appropriate features to support this prioritisation, such as permeable street networks, continuous footways and segregated cycle facilities which are adequately lit, sufficient secure and accessible cycle parking, regularly spaced public seating and good quality waiting facilities for public transport;

c. Ensure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users (particularly for women and girls, for other groups who may be vulnerable to crime or the fear of crime, and for those with limited mobility). This includes reflecting relevant aspects of policy DP3(2), as well as employing measures to:

- i. Minimise the scope for conflict between pedestrians, cyclists and vehicles;
- ii. Meet the needs of disabled people, older people and children in relation to all modes of transport, and
- iii. Avoid unnecessary street clutter.

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

Supplementary Planning Guidance: Development in the Open Countryside places great importance on proportion and setting and provides guidance on the materials which would be acceptable for agricultural buildings. Developments must not be detrimental to the landscape and the materials and design must reflect traditional farm buildings.

Officer Comments

The proposed development relates to a farm used for farming and as an open farm visitors centre located in open countryside outside the settlement boundary. A previous planning application 13/12/0102P approved the change of use of land and buildings from agricultural use to mixed agricultural use and recreational use as a farm visitor centre with play barn, cafe, car park, D2 assembly and leisure use and quad biking at this property. Part of the access track is within the area approved for quad biking as per a condition on that decision. The rest of the track would be on agricultural field. There are no underlying policies which would prevent the development in principle. The principal material considerations for the application are as follows:

Design and Materials

The proposal is part retrospective including the retention of an access track and its extension. The access track already constructed extends from an existing field access from Skipton Road up to the car park of the Thornton Hall farm visitors' centre. The existing track would be extended towards east and west around the car park to connect to the existing tracks to and from the car park through field gates to access the fields on either side.

The track is constructed with limestone aggregate and is appropriately designed for an agricultural track. The new extension would be of the same construction. It would not result in any unacceptable impact on the character of the open countryside location in which it is situated.

Overall, the proposed development would be acceptable in terms of design in accordance with policies DM10 and DM16 of the Adopted Pendle Local Plan Fourth Edition (2021-2040) and the Adopted Pendle Design principles SPD.

Residential Amenity

The proposed development wouldn't be close to any residential properties and wouldn't result in any impact on residential amenity of any neighbours.

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

Highways

The Highway Authority raises concerns regarding the potential for other traffic to use the agricultural track. Concerns were also raised regarding the original route of the track that ended at

the middle of the car park that increased the potential for conflict between vulnerable users and potential for agricultural vehicles being blocked by parked vehicles. Subsequently the route was amended to not end at the car park but go around it to address these concerns. The gate access into the car park is proposed to be removed and fence reinstated. This would need to be conditioned. A condition would also be necessary to ensure the use of the track remains solely agricultural access.

A condition would also be necessary to ensure that a scheme for car park signage is installed at the gated access to highlight to leisure activity users/customers that the access is not for general use but is restricted to agricultural vehicles.

Public footpath FP1305039 crosses the existing section of the track however as this section of the track is already built and there is no change in levels there is no obstruction to the footpath. It would be similar to any other PROW passing through farm tracks and wouldn't result in any unacceptable safety impact to PROW users.

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).

Other matters

The latest amendment to the scheme changed the red edge of the application. Therefore, an updated ownership certificate, declaration and updated justification/metric for BNG is awaited from the applicant to reflect this.

RECOMMENDATION: Delegate grant consent subject to receipt of updated ownership certificate, declaration and BNG information

Subject to the following conditions:

TBC

Application Ref: 26/0397/FUL

Proposal: Full: Formation of an agricultural access track.

At Thornton Hall Farm, Skipton Road, Barnoldswick, Lancashire

On behalf of: Mr Chris Harrison

REPORT TO WEST CRAVEN COMMITTEE ON 08TH SEPTEMBER 2026

Application Ref: 25/0357/CND

Proposal: Approval of Details Reserved by Condition: Discharge Condition 9 (Surface Water Sustainable Drainage Scheme) of Planning Permission 21/0111/FUL (Appeal Ref: APP/E2340/W/21/3288078).

At: Land To The West Of Brogden View

On behalf of: Mr Mark Smith

Date Registered: 28/05/2025

Expiry Date: 25/11/2025

Case Officer: Laura Barnes

This application is before committee for determination, it has been deferred for a site visit.

Site Description and Proposal

The application site relates to the erection of 19 bungalows on land off Brogden Lane. At the time of the site visit, the dwellings had been completed and there were people living in them.

This application requests the discharge of condition number 9 on the Planning Permission. The condition is listed below:

9. No development shall commence until a final, detailed surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the Local Planning Authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment submitted and the sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), either directly or indirectly. The detailed sustainable drainage scheme shall include, as a minimum:

- a) Final sustainable drainage plans appropriately labelled to include:
 - i. A final surface water drainage layout plan showing all pipe and structure references, dimensions and design levels;
 - ii. A plan identifying the areas contributing to the surface water drainage network, including surface water flows from outside the curtilage as necessary;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components.

- b) A full set of sustainable drainage flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs

for the 1 in 1 year, 1 in 30 year and 1 in 100-year return period, plus an additional 40% allowance for climate change and a 10% allowance for urban creep. Surface water run-off must not exceed a maximum rate of 10.6l/s

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings.

Relevant Planning History

21/0111/FUL: Full: Major: Erection of 19 No. bungalows (Over 55) with associated landscaping, car parking and access from Brogden Lane.

Allowed at appeal (reference APP/E2340/W/21/3288078)

Consultee Response

LLFA: The Lead Local Flood Authority is able to recommend the discharge of condition 9 on planning decision 21/0111/FUL.

United Utilities: Further to our review of the submitted drainage layout (ref 31203-SUT-ZZ-XX-DR-C-655-0001, Rev X02, United Utilities has no objection to conditions relating to drainage being discharged.

When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: Working near our pipes - United Utilities. Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date. We request that a copy of this letter and the Appendix is made available to the applicant.

Public Response

The Council has now received a total of three representations on this discharge of conditions application.

They raise the following points:

- There is an issue with a different condition (condition 4), relating to land levels
- There was an incorrect report on the online file on the Council's website, relating to a different development - this has been removed
 - The flood risk assessment is from 2021
 - Flooding issues in a garden adjacent to the site
 - Issues relating to an enforcement case, regarding a potentially broken drainage pipe & land levels
- Requests that conditions 4 and 9 are not discharged
- Run off from neighbouring site (former ambulance station)
- Land Drainage Consent
- Indicative modelling
- Breach of planning control – plots have been sold without condition 4 & 9 being

Discharged

Response to representations from members of the public:

- The application before Members is to discharge Condition 9. Condition 4 is dealt with in applications ref: 22/0540/CND and 25/0097/CND. Application reference: 22/0540/CND resulted in a split decision, where Condition 4 was refused on 8th January 2025. This was followed by a subsequent application to discharge condition 4 under reference: 25/0097/CND and this was refused on 8th April 2025. Members are not being asked to consider the discharge of Condition 4 here. The application before them is to discharge Condition 9.
- There was an incorrect report on the online file on the Council's website, relating to a different development - this has been removed
 - Although the Flood Risk Assessment originally submitted with the application is from 2021 (reference: 21/0111/FUL), the Lead Local Flood Authority and other statutory consultees have been made aware of the updated information which is submitted in this application which dates from 2025 and 2026.
 - Flooding issues in a garden and an enforcement file are separate to the discharge of Condition 9
 - The enforcement file is not for consideration before Members. The applicant seeks to discharge Condition 9
 - Whilst it is a member of the public's view that Conditions 4 and 9 should not be discharged, the statutory consultee (Lead Local Flood Authority) have provided their written response on 7th July 2026 recommending the discharge of Condition 9. The view of the officer is that Condition 9 can now be discharged.
 - Land Drainage Consent is not for consideration here, the applicant is requesting the discharge of condition 9
 - The applicant has prepared up-to-date notes regarding the surface water drainage, these are before Members now
 - Breaches of planning control are an enforcement issue. Members are being asked to discharge the condition now.

The name of the applicant has changed due to personnel changes at the company submitting the application. This has been amended on our records.

Officer Comments

As part of the discharge of conditions process, a gully survey was undertaken. The applicant has also submitted a technical note, flood risk assessment and drainage strategy, which sets out the details of the site drainage. This has been reviewed by the statutory consultees who have removed their objections. I have no reason to depart from this view.

The condition can be discharged, subject to implementation.

RECOMMENDATION:

Discharge condition 9, subject to implementation.

Application Ref: 25/0357/CND

Proposal: Approval of Details Reserved by Condition: Discharge Condition 9 (Surface Water Sustainable Drainage Scheme) of Planning Permission 21/0111/FUL (Appeal Ref: APP/E2340/W/21/3288078).

At: Land To The West Of Brogden View

On behalf of: Mr Mark Smith

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 26th August 2026