

Report Title	PLANNING APPLICATIONS
Meeting	BARROWFORD AND WESTERN PARISHES COMMITTEE
Meeting Date	09TH SEPTEMBER 2026
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	BARROWFORD & PENDLESIDE
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 09TH SEPTEMBER 2026

Application Ref: 26/0344/HHO

Proposal: Full: Demolition of existing stables, extension of the existing hardstanding area and the erection of a detached garage with carport.

At: Meadow Top Farm, Well Head Road, Newchurch In Pendle

On behalf of: Mr Jeremy Buffin

Date Registered: 19.06.2026

Expiry Date: 14.08.2026

Case Officer: Luke Jones

This application has been brought before Committee due to a Councillor call in.

Site Description and Proposal

The application site relates to a detached two-storey dwelling situated within a cluster of buildings in the Forest of Bowland National Landscape, in the Open Countryside outside the settlement boundary. The main access is from a single-track road off the public highway (Well Head Road).

The proposed development includes the demolition of existing stables and erection of a single storey detached garage with an integrated carport within the residential curtilage, along with the extension of the existing hardstanding area.

It is noted that the provision of hardstanding incidental to the enjoyment of the dwellinghouse constitutes permitted development under Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015, subject to compliance with the relevant limitations and conditions. As such, this element of the proposal carries limited weight as a material consideration in the determination of the application.

Relevant Planning History

13/11/0327P – Full: Change of use of agricultural land to residential curtilage, demolition of outbuildings and erection of garage block, stables and garage/stables block. Approved with Conditions.

13/12/0504P – Full: Variation of condition 2 of Planning Permission 13/11/0327P to change materials. Approved with Conditions.

Consultee Response

Highways

Having reviewed the documents submitted, the above proposal raises no highway concerns. Therefore, Lancashire County Council acting as the highway authority would raise no objection to the proposal on highway grounds.

Parish/Town Council

No response.

Environmental Services (Health)

To minimise the impact on local residents, the following standard hours for noisy works should be adhered to:

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00
- Sundays and Bank Holidays: No noisy works permitted.

PBC Public Rights of Way

No response.

Public Response

The nearest neighbouring properties have been notified by letter with no response received.

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 DM09 (Open Countryside) states that new development outside a defined settlement boundary will only be permitted where it retains or enhances the rural character of the area.

Policy DM10 (Landscape Character) states that development proposals will be expected to respect and wherever possible enhance the landscape in which they are located.

Policy DM11 (Forest of Bowland National Landscape) requires all development to be consistent with the primary purpose of the National Landscape designation. All proposals should address the capacity of the landscape and its ability to accommodate the development.

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 DM24 (Residential extensions and alterations) states that in defined settlement boundaries residential extensions and alterations will be supported where the amenity of neighbours is retained, and design and materials respect the character of original dwellings.

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.

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

The Development in the Open Countryside Supplementary Planning Guidance (SPG) sets out guidance on development outside a designated settlement boundary.

Officer Comments

The proposed development is situated within Forest of Bowland National Landscape in the Open Countryside outside the defined settlement boundary. There are no underlying policies which would prevent the development in principle. The principal material considerations for the application are as follows:

Design and Visual Impact

The Design Principles SPD advises that within a National Landscape, domestic extensions and alterations may be acceptable where they remain proportionate in scale to the original dwelling. Within rural areas, sheds and outbuildings should be located within the curtilage of the property, positioned adjacent to existing buildings, and not appear isolated within the landscape.

The proposal involves the demolition of an existing stable building and the erection of a single-storey garage with an integrated carport in the north-eastern corner of the site. The building would measure approximately 49.3 square metres (8.99m x 5.49m) and would feature a pitched roof with an eaves height of approximately 2.24m and a ridge height of approximately 3.18m. External materials would comprise weatherboard cladding, natural timber support posts and detailing, and black bitumen roofing sheets. The building would provide one enclosed parking bay with barn-style double doors and two open-fronted carport bays.

Public views of the development would be largely limited to nearby Public Rights of Way FP1313026, which follows the access lane to the site, and FP1313025, which passes to the south-east. Whilst views may also be available from the wider landscape, the proposed building would be read in the context of the existing group of buildings and would remain closely associated with the established built form. Its modest scale, simple form, and use of appropriate materials would ensure that it would not appear prominent or visually intrusive within the landscape.

Given the scale, siting, and relationship of the proposed garage to the existing buildings on the site, the development would not result in any significant adverse visual effects or harm to the character and appearance of the National Landscape.

Therefore, the proposed development would be acceptable in design and visual amenity terms in accordance with Policies DM09, DM11, DM16, and DM24 of the Pendle Local Plan Fourth Edition (2021-2040) and the adopted Design Principles SPD.

Residential Amenity

The proposed development would not result in any unacceptable overbearing, overshadowing, or privacy impacts due to its modest scale and separation from neighbouring properties.

The proposed development would therefore be acceptable in terms of residential amenity in accordance with Policies DM16 and DM24 of the Pendle Local Plan Fourth Edition (2021-2040) and the adopted Design Principles SPD.

Highways

The proposed garage and carport would provide off-street parking for up to three vehicles. Adequate space would also be retained within the site to allow for the safe manoeuvring of vehicles.

LCC Highways raises no objection.

The development would therefore be acceptable in highway terms.

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:

- Existing Site Plan
- Proposed Site Plan
- Proposed Plans and Elevations (Ref 16329EP)
- Location Plan (Revision submitted 7th July 2026)

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.

Informative Notes

1. To minimise the impact on local residents, the following standard hours for noisy works should be adhered to:
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 - Sundays and Bank Holidays: No noisy works permitted.

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LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: ^{06th} **August 2026**