

Development Management Committee Update Report 22nd September 2026

25/0144/OUT - Site Of Fernbank Mill, Fernbank Avenue, Barnoldswick

Additional Public Comments

- The development is excessive for the plot.
- Impacts on local residents, infrastructure and public services.
- Significant increase in traffic resulting from the development.
- Fernbank Avenue is now in reality a single lane avenue with cars parked both sides. Apart from normal parked cars and vans, deliveries to D & H Concrete and independent builders/tradesmen stocking up, we will be burdened by heavy duty vehicles delivering materials to the building site as well as the site workers cars.
- Access for emergency service vehicles.
- Concerns relating to Environment Agency comments regarding land contamination and the possible pollution of controlled water and sensitivity of the location because the proposed development site is located upon a secondary aquifer.
- The site should not be developed and left as a greenfield site.
- Lack of demand for housing in the area.
- Subsidence resulting from the drainage pond.
- Exacerbation of flood risk to adjacent properties.

Officer Comments

The matters raised in the additional responses have been addressed in the Committee Report and contamination risk would be adequately controlled by the recommended contaminated land condition (condition 17).

The applicant has reiterated their position that the requested contributions for financial contribution to support the bus services or the off-site highway works for junction build-outs at the junction of Fernbank Avenue / Gisburn Road and Butts Way / Federation Street upgrades are unevidenced, unnecessary and disproportionate. The applicant has requested that the determination of the application be deferred to allow further time for this to be considered and discussed. It is reasonable to allow additional time for that to be fully addressed and therefore it is recommended that the determination of the application be deferred to allow for that.

26/0323/FUL Land To The North East Of Pollard Row, Wheatley Lane Road, Fence

Additional Public Comments

- The proposed development is out of character with the area
- Oppressive visual impact and loss of light due to proximity and height difference to Spencer Fold contrary to the Design Principles SPD guidance.
- Overdevelopment of the site.

Officer Comments

The matters raised have been addressed in the Committee Report. The recommendation remains to approve subject to the conditions set out in the Committee Report.