

Report Title	PLANNING APPLICATIONS
Meeting	BARROWFORD AND WESTERN PARISHES COMMITTEE
Meeting Date	7TH OCTOBER 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 07TH OCTOBER 2026

Application Ref: 26/0386/FUL

Proposal: Full: Erection of an agricultural and woodland management storage building.

At: Gaits House, Beverley Road, Blacko

On behalf of: Mr James Webber

Date Registered: 10/07/2026

Expiry Date: 04/09/2026

Case Officer: Laura Barnes

Site Description and Proposal

The application site is located outside the settlement of Blacko, within the Open Countryside.

The application seeks permission for the erection of a building to store equipment for agriculture and woodland management.

Relevant Planning History

13/05/0425P: Full: Erection of conservatory to rear, reposition garage door and erection of dormer roofs

Approved with conditions

19/0336/HHO: Full: Erection of a detached single storey outbuilding with garage, conversion of garage into habitable room with alterations to windows on North West elevation and roof alterations.

Approved with conditions

Consultee Response

Local Highway Authority

1. Recommendation The Highway Development Control Section of Lancashire County Council has no objections to the planning application.
2. Highway Impact Assessment With regard to your consultation letter dated 18th June 2026, the following comments are based on the submitted information provided by the applicant to date.
 - 2.1 Site Access The proposal is accessed from Beverley Road, which is subject to a speed limit of 60mph and is maintained at public expense. No alterations to the existing access are proposed.
 - 2.2 Internal Layout As shown in submitted drawing 'Proposed Plan and Elevations No.2600041-C, the proposed triple garage is adequate in size to support three off street parking spaces.

3. National Policy Alignment Paragraph 116 of the National Planning Policy Framework (NPPF) states that: " Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."

The proposal is therefore considered to accord with the NPPF.

Environment Officer (Trees)

Following a review of the application and the submitted Arboricultural Impact Assessment, including the Tree Survey prepared by Iain Tavendale, and following a site visit on 3 July, it is noted that there are no trees on the site that are subject to a Tree Preservation Order, and the site does not lie within a Conservation Area.

The submitted documentation, together with the site inspection, confirms that no trees are proposed to be removed as part of the development. Specialist root-friendly surfacing is proposed within the Root Protection Areas to minimise impacts on retained trees. A Tree Protection Plan and Arboricultural Method Statement have also been submitted which, together with the proposed root-friendly surfacing, should provide adequate protection for the retained trees throughout the development.

A slight crown lift of the birch and pine trees at the entrance to the driveway is recommended to provide sufficient clearance for vehicular access.

Should you be minded to approve the application, I recommend that the following condition is attached:

1. Prior to the commencement of development, all tree protection measures, including protective fencing and tree root-friendly surfacing, shall be installed in accordance with the approved Arboricultural Impact Assessment, Tree Survey, Tree Protection Plan, Arboricultural Method Statement, and BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. The approved tree protection measures shall be retained in place for the duration of the construction works, and all recommendations, specifications, and working methods set out within the approved arboricultural documentation shall be fully implemented throughout the development. Reason: To safeguard retained trees during construction in the interests of visual amenity and to ensure compliance with BS 5837:2012 and good arboricultural practice.

Blacko Parish Council

No objection

Public Response

Nearest neighbours have been notified by letter, without response.

Officer Comments

Policy

Pendle Local Plan Fourth Edition

Policy DM09 (Open Countryside) sets out that development beyond the settlement boundary will only be permitted if certain criteria are met.

Policy DM16 (Design and Placemaking) sets out that high quality, beautiful and sustainable design will be sought at all developments. It requires developments to demonstrate a good standard of amenity for all existing and future occupiers.

National Planning Policy Framework

The latest version of the National Planning Policy Framework was published on 17th August 2026. The policies of the Local Plan Fourth Edition which are relevant to this particular case are up-to-date, for the purposes of assessing them against National Development Management Policies within the NPPF.

Principle of Development

Policy DM09 sets out that development in the open countryside will only be permitted in certain circumstances. One of the circumstances which is acceptable is if the development requires a countryside location for operational reasons. In this particular case, the proposed storage building is required in connection with the maintenance of an area of agricultural land. The proposed building is proportionate to the size of the land holding and would be used for the storage of equipment which has been set out in the applicant's statement.

The proposed development accords with Policy DM09, subject to design, amenity and highways issues.

Design

The development involves a single storey oak framed structure which is to have three sets of timber doors to the front. There is also an open sided bay, which forms the fourth one in this unit. The footprint of the building is to be 6.46m x 12.99m. The building is to measure 4.6m in height and is to be clad in timber with a clay tile roof.

Internally, the building would provide a covered space for storage, with three external access doors.

Although the proposed development is located within the open countryside, it is heavily screened from the surrounding area by a dense belt of trees and hedgerow.

The proposed extension accords with Policy DM16 of the Local Plan Fourth Edition and the Design Principles SPD in this regard.

Residential Amenity

There are no windows to the proposed building and it is sited a sufficient distance from neighbouring dwellings not to cause unacceptable impacts upon residential amenity.

Highways

The Highways Authority have no objection to the proposed development. It does not involve changing the existing access arrangements.

BNG

The application is accompanied by a BNG metric which sets out that an uplift of 12.48% can be achieved. The enhancements can be made on site and this would be subject to a planning condition.

Ecology

The application is accompanied by an ecological appraisal. This sets out that there is potential for foraging bats in the adjacent trees as well as amphibian species due to the pond on site. The report recommends precautionary working methods and recommendations to avoid negative impacts on protected species. This can be controlled by condition.

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: Location Plan A283-01, Proposed site Plan A283-02 Rev B, Drawing number 2600041-01 Rev C, 2600041-02 Rev C, 2600041 – 03 Rev C.

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

3. All materials to be used for the proposed development hereby approved shall be as stated on the application form and approved drawings and they shall not be varied without the prior written permission of the Local Planning Authority.

Reason: Those materials are appropriate for the development and site.

4. Prior to the commencement of development, all tree protection measures, including protective fencing and tree root-friendly surfacing, shall be installed in accordance with the approved Arboricultural Impact Assessment, Tree Survey, Tree Protection Plan, Arboricultural Method Statement, and BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. The approved tree protection measures shall be retained in place for the duration of the construction works, and all recommendations, specifications, and working methods set out within the approved arboricultural documentation shall be fully implemented throughout the development.

Reason: To safeguard retained trees during construction in the interests of visual amenity and to ensure compliance with BS 5837:2012 and good arboricultural practice.

5. No part of the development shall 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, unless otherwise agreed. Unless otherwise agreed, the obligation shall provide for 10% Biodiversity Net Gain and a contribution for monitoring of the Biodiversity Net Gain provision for a 30 year period.

Reason: To ensure the provision of biodiversity net gain.

6. The development here by approved shall be carried out in strict accordance with the Ecological Appraisal dated 9th June 2026.

Reason: In the interest of protected species.

BNG Conditions

1. The development may not be begun unless
 - a. a biodiversity gain plan has been submitted to the planning authority and
 - b. the planning authority has approved the planPhase 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.

Application Ref: 26/0386/FUL

Proposal: Full: Erection of an agricultural and woodland management storage building.

At: Gaits House, Beverley Road, Blacko

On behalf of: Mr James Webber

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 07TH OCTOBER 2026

Application Ref: 26/0425/FUL

Proposal: Full: Erection of a dwelling (retrospective).

At The Rookery, Ridge Lane, Roughlee, Lancashire

On behalf of: Mr Ben Coates

Date Registered: 13.07.2026

Expiry Date: 07.09.2026

Case Officer: Athira Pushpagaran

This application was called in by the Chair.

Site Description and Proposal

The application site is situated outside the defined settlement boundary of Roughlee, within the open countryside and the Forest of Bowland National Landscape. The main access is from Ridge Lane. It was built as a holiday cottage and is being used as one.

This application seeks permission to use it as a residential dwelling. The building was erected under a previous permission as a holiday cottage, with a condition restricting its use as one. As a variation of condition application cannot alter the original description of proposal, a variation wasn't applied for, and as both holiday cottage and residential dwelling are in the same use class of C3 a change of use wasn't applied for. As such the current application was validated as a retrospective application for the erection of a residential dwelling.

Relevant Planning History

16/0121/FUL Full: Demolition of barn, erection of a holiday cottage with associated curtilage and formation of vehicular access (Re-Submission). Approved with conditions. 2016

13/15/0119P Full: Demolition of barn, erection of a holiday cottage with associated curtilage and formation of vehicular access. Approved with conditions. 2015

13/13/0516P Full: Demolish barn and erect holiday cottage with new access and curtilage. Approved with conditions. 2013.

13/02/0402P Full: Improve field access and form track to the barn. Refused. 2002.

Consultee Response

Highways

Car parking Ridge Lane is subject to a national speed limit including outside the site's access. It is unlit and there are no footways. Boundary hedges grow immediately up to the carriageway edge for most of the length of Ridge Lane forcing pedestrians to walk in the carriageway with very limited places to set off the road. There are no commercial bus services on Ridge Lane with the nearest service being in Roughlee. The only commercial service (No 67 Clitheroe – Nelson) also

only operates a Monday to Saturday service. Therefore, the highway authority considers that future occupants of the site will be reliant on the use of private motor vehicles.

The site layout as shown on the submitted Existing & Proposed Plans & Elevations Plan (Drawing (02)01C) would provide two car parking spaces and should allow vehicles to enter and leave in forward gear.

As the site has no garage and it would become a permanent residence an electric vehicle charging point should be provided so that the site supports sustainable forms of transport. This shall be fitted in line with the Dept for Transport's guidance regarding Electric Vehicle Charging in Residential and Non-residential Buildings, which states that charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles. The highway authority recommends that the following condition is applied to any formal planning approval granted.

Condition

Within 3 months of the grant of planning approval an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

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

Parish/Town Council

It is important to the Council that it is consistent in its responses to planning applications and the history of this site and similar proposals in the village have been carefully studied. Based on local observation the Parish Council believes that the Rookery has been operating as a successful business for over a decade now, is regularly used, and brings economic development into the village via its visitors. The Council approved the original application on that basis and would not have supported a proposal for a dwelling house. We note that the application contains no planning policy, evidence of local need or business case to justify the change of use to a permanent dwelling and as such we can see no valid reason to change this business into a dwelling now. The various editions of the Local Plan have always been consulted when considering planning matters and fully supported, in particular with reference to the Countryside Protection Policy. The current Local Plan has strengthened this policy. For these reasons, Roughlee Parish Council does not support this application.

PBC Environmental health

No comments.

AONB Manager

No response

PBC Engineering

No response

Public Response

The nearest neighbours have been notified by letter, with one objection received raising the following concern:

- If it is a retrospective application for a dwelling, that indicates its existing use is as a dwelling. So existing use is incorrect. It is clearly not a redundant barn; it is a holiday cottage as per below. Planning permission was granted for 13/15/0119P on 5 May 2015 for a holiday cottage. This cottage was built and rented.

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 SP04 (Housing requirement and delivery) sets the minimum annual requirement for the number of dwellings to be delivered in Pendle.

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 DM11 (Forest of Bowland National Landscape) states that all development should be sustainable, consistent with the primary purpose of the National Landscape designation,⁶⁴ and support its special qualities as set out in the most up to date Management Plan for the area. Within the Forest of Bowland National Landscape, and its immediate setting, all proposals should address the capacity of the landscape and its ability to accommodate the development. Great weight will be given to the conservation and enhancement of landscape character; the natural environment; wildlife; cultural heritage and the historic environment. The intimate nature of the landscape means that relatively small-scale development proposals may be significant, depending on the local context.

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 DM21 (Design & Quality of Housing) requires residential development to make a positive contribution to the built and natural environment. It sets out that new homes should make efficient use of land.

Policy DM26 (Housing in the countryside) sets out the criteria to be met for new housing outside of a defined settlement boundary. Only those meeting these criteria will be supported.

Policy DM37 (Parking) standards are set out in Appendix 5 of the plan, adequate parking provision is required to serve all new development.

Policy DM45 (Tourist facilities and accommodation) sets out the criteria for proposals relating to tourism facilities. Proposals are likely to be supported where they (c) Do not involve the loss of tourism accommodation unless there is no realistic prospect for its continued use.

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.

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

Policy S5 (Principle of development outside settlements)

Sets out certain forms of development that should be approved outside settlements, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. It also states that development proposals comprising isolated homes, which are those lying outside settlements or groups of houses, should not be approved other than in accordance with policy HO11.

Policy HO11 (Isolated homes in the countryside)

1. Development proposals for isolated homes in the countryside should only be supported where one or more of the following circumstances apply:

- a. There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b. The development would be appropriate enabling development to secure the future of heritage assets in accordance with policy HE4;
- c. The development would reuse a redundant or disused building and enhance its immediate setting, including proposals which would secure the long-term reuse of a vacant or underused listed building (subject to taking into account any harm to its significance, as set out in policy HE6);
- d. The development would involve the subdivision of an existing residential building; or
- e. The design is of exceptional quality, in that it:
 - i. Is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

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.

Forest of Bowland AONB Supplementary Planning Guidance applies to development within the AONB (now National Landscape)

Officer Comments

The proposed development is for a dwelling outside the settlement boundary of Roughlee. The site is within the open countryside and the Forest of Bowland National Landscape. It would also result in the loss of a tourist accommodation.

Policy DM09 sets out the criteria for development outside the defined settlement boundaries. This includes proposals for new housing outside of a defined settlement boundary will be supported where consistent with the criteria of Policy DM26. The proposed development wouldn't accord with any of the criteria set out in Policy DM26.

Similarly, Policy S5 of the NPPF sets out forms of development that would be acceptable outside of settlements which also states that isolated homes outside settlements should not be approved other than in accordance with policy HO11. The proposal would result in an isolated dwelling outside a settlement and wouldn't accord with any of the criteria set out in Policy HO11.

While both HO11 and DM26 makes provisions for reuse of redundant buildings. The application site is not a redundant building as set out below. The evidence suggests an existing use for the building. It is currently used as a holiday accommodation with the property's website showing bookings have been made up to December 2026.

Furthermore, policy DM45 for tourist facilities and accommodation states that:

2. Proposals are likely to be supported where they:

...(c) Do not involve the loss of tourism accommodation unless there is no realistic prospect for its continued use.

3. Conditions may be applied to restrict the occupation of dwellings for holiday, tourist or visitor usage. Proposals to remove these conditions will be normally refused unless the proposal is in conformity with other policies in the development plan.

The building is currently being used with dates showing as booked up to Dec 2026 on the property's online booking calendar on its website. The applicant states that there is no realistic prospect for the continued use of the property as holiday accommodation. The applicant has submitted a statement to demonstrate this. The Rookery has operated as genuine holiday accommodation for approximately ten years. According to the applicant, between 2023 and 2025, holiday bookings fell by 47%, booked nights fell by approximately 40%, and recorded annual booking income fell by approximately 43%. The applicant states that this decline occurred despite continued attempts to attract holiday guests. Screenshots of social media posts marketing the property has been submitted to demonstrate this.

As per the applicant's statement, following the sustained reduction in holiday demand, the operator secured a recurring corporate accommodation arrangement for an individual working locally approximately 9 months ago. The arrangement is generally booked in three-month periods and is predominantly Monday to Friday. The applicant states that this weekday accommodation was in response to the reduced holiday market and provides regular weekday occupation that the holiday market was no longer consistently supplying. Holiday bookings continue to be accepted at weekends. The applicant considers that, without this regular weekday occupation, the remaining holiday demand would be insufficient to sustain the property as dedicated holiday accommodation in the manner in which it has historically operated.

To demonstrate that there is no realistic prospect of the property's continued use as a dedicated holiday accommodation, it needs to be demonstrated that the income is lower than costs making it unviable to operate. Additionally, it also should have been marketed for sale as a holiday home to show there is no realistic prospect of it continuing in that use.

A viability assessment was requested, however the supplementary statement submitted in response to this, while providing a breakdown of the operating costs, does not provide a full assessment of viability. It shows the Rookery's illustrative trading position for 2025 excluding the income from the corporate accommodation. This shows a profit of 6,684.5 GBP. While the applicant argues that the weekday corporate accommodation was in response to the reduced holiday market, the three-month booking likely prevents other weekday holiday bookings, however reduced their numbers are. The applicant has also confirmed that the Rookery has not previously been marketed for sale as a holiday home or holiday business.

Notwithstanding, the evidence submitted demonstrate that the bookings have decreased and so has income from the holiday use. While the profit margin has reduced it still shows a profit. From the evidence submitted it cannot be concluded that there is no realistic prospect of the property continuing as a holiday accommodation.

Therefore, the evidence submitted does not sufficiently demonstrate that there is no realistic prospect for the continued use of the tourist accommodation and therefore the proposal would involve the unjustified loss of tourism accommodation and would be contrary to policy DM45. It would also result in a dwelling in an isolated countryside location and does not meet any of the circumstances for allowing such development contrary to policies DM09 and DM26 of the Adopted Pendle Local Plan Fourth Edition (2021-2040) and policies S5 and HO11 of the NPPF. Therefore, the proposed development would not be acceptable.

Design and Materials

The existing building was built as approved under 16/0121/FUL, as a holiday cottage. No changes are proposed to the building's exterior or the site. It would have no greater impact on the site and its open countryside location within the Forest of Bowland National Landscape. However, in case approval, permitted developments for alterations to the building, for development within the curtilage and structures to its boundaries would need to be removed to ensure that no development harmful to the character of the National Landscape is carried out.

Subject to such a condition, the proposed development would be acceptable in terms of design in accordance with policies DM16 and DM24 of the Adopted Pendle Local Plan Fourth Edition (2021-2040) and the Adopted Pendle Design principles SPD.

Residential Amenity

The building is not adjacent to any other property, and the nearest residential neighbours are at least 160m to the north. The proposed development would not result in any overbearing impacts, unacceptable loss of light or privacy to any adjacent property.

Therefore, the proposed development would be acceptable in terms of residential amenity in accordance with policy DM16 and DM24 of the Adopted Pendle Local Plan Fourth Edition (2021-2040), and the Adopted Pendle Design principles SPD.

Highways

Ridge Lane is subject to a national speed limit including outside the site's access. It is unlit and there are no footways. Boundary hedges grow immediately up to the carriageway edge for most of the length of Ridge Lane forcing pedestrians to walk in the carriageway with very limited places to set off the road. There are no commercial bus services on Ridge Lane with the nearest service being in Roughlee. The only commercial service (No 67 Clitheroe – Nelson) also only operates a Monday to Saturday service. The future occupants of the site will be reliant on the use of private motor vehicles.

There is currently a holiday use on site, and the movements associated with it would be less than what's expected if it is used as a residential dwelling. Tourists are more likely to walk and cycle from the accommodation towards facilities and attractions. A residential dwelling use would result in materially more movements to travel to services and facilities which are not closely available. As such the proposed development wouldn't be in a sustainable location and would not support sustainable patterns of movement contrary to policy SP13 of the Adopted Pendle Local Plan Fourth Edition (2021-2040) and policy TR3 of the NPPF.

RECOMMENDATION: Refuse

Due to the following reason(s):

1. The application is not accompanied by sufficient evidence to justify the loss of tourist accommodation, contrary to Policy DM45 of the Adopted Pendle Local Plan Fourth Edition (2021-2040).
2. The proposed development would result in a residential dwelling in an unsustainable and isolated countryside location and does not meet any of the circumstances for allowing such development and would be contrary to policies SP13, DM09 and DM26 of the Adopted Pendle Local Plan Fourth Edition (2021-2040), and policies S5, HO11 and TR3 of the National Planning Policy Framework.

Application Ref: 26/0425/FUL

Proposal: Full: Erection of a dwelling (retrospective).

At The Rookery, Ridge Lane, Roughlee, Lancashire

On behalf of: Mr Ben Coates

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 07 OCTOBER 2026

Application Ref: 26/0488/FUL

Proposal: Full (Major): Erection of 2 no. agricultural buildings and associated hardstanding to facilitate access.

At: West Close Farm Foxen Dole Lane Higham

On behalf of: Blacko Properties Ltd

Date Registered: 03/06/2024

Expiry Date: 02/09/2024

Case Officer: Alex Cameron

This application has been brought before Committee as it is a major development.

Site Description and Proposal

The application site is agricultural land located within the Green Belt to the south of Higham. The site is accessed via an existing track from Foxen Dole Lane and public rights of way run to the east and west of the site.

This application is for a pair of agricultural buildings with associated hardstanding. The proposed building would be 30.48m length x 24.38m width x 10.2m height and 30.48m length x 9.14m width x 6.05m height both with concrete panel lower walls, Yorkshire board upper walls and fibre cement sheet roofs with GRP rooflights.

The buildings are intended to house livestock, agricultural machinery storage and as a muck midden.

A similar application was refused in 2024 on the following grounds:

The applicant has failed to demonstrate that the siting the buildings in this isolated position is necessary and that the agricultural need could not be met by and/or adjacent to existing buildings, the size and isolated position of the buildings would cause unacceptable harm to the landscape and visual amenity of the area contrary to policies ENV1 and ENV2 of the Local Plan Part 1: Core Strategy.

A landscape and visual impact assessment and additional agricultural justification has been submitted with this application.

Relevant Planning History

21/0960/AGR - Prior Approval Notification (Agricultural Building): Erection of agricultural storage building (Length 15.2m, Width 7.6m, Roof Height 3m). Approved - Moor Coates Farm, Guide Lane

21/0991/AGR - Prior Approval Notification (Agricultural Building): Erection of Agricultural Building 18m x 30m eaves height 7.6m (10.2m to ridge). Approved – Moor Coates Farm, Guide Lane

23/0456/FUL - Full: Formation of an agricultural access track. Approved

24/0224/AGR - Prior Approval Notification (Agricultural Building): Erection of an agricultural storage building. Approved

24/0178/FUL - Full: (Major): Erection of 2 no. agricultural buildings and associated hardstanding to facilitate access. Refused

Consultee Response

LCC Highways – The National Planning Policy Framework (NPPF) states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios' (Paragraph 116). Having reviewed the documents submitted, Lancashire County Council acting as the local highway authority does not raise an objection regarding the proposed development and concludes that there are no highway grounds to support an objection as set out by NPPF.

Coal Authority – No objection subject to conditions for intrusive investigations and any necessary remediation.

Cadent Gas – No objection.

Environmental Health – No objection.

PBC Countryside Access - I have no objection to the proposed development, but it runs very close to footpaths FP1302009 and FP1302010. Please note that public footpath FP1302009 runs along the access drive and not in the field as shown in the submitted plans. The grant of planning permission does not provide any lawful excuse to contravene the relevant sections of Highways Act 1980 such as the obstruction or disturbance to the surface of a public right of way. As such, there is no need for planning permission to include conditions to this effect, but it would be helpful to include a note in the "Informatives" section to remind the developer of the law. A suggested note is given below. Suggested note:

The developer should take note of all the public footpaths running through the site and take utmost care to ensure that these are kept undisturbed and free of obstruction during the course of the development. Any breach of the legislation which protects public rights of way can result in legal action, fines and default action carried out and re-charged to the landowner. Any proposals for the temporary diversion or closure of a footpath should be made to Lancashire County Council's public rights of way team. An enquiry about permanently diverting or closing the footpath may be made to Pendle Council.

Lead Local Flood Authority – No objection subject to condition for accordance with the submitted drainage strategy.

Higham with West Close Booth Parish Council - Having considered the documents submitted in support of this application, Higham Parish Council wishes to object to the proposal. The Parish Council considers the proposed development to be inappropriate development within the Green Belt. The proposal is out of keeping with the character of the surrounding rural area and, due to its siting and scale, would appear unduly prominent within the landscape. Furthermore, the Parish Council is not satisfied that the applicant has adequately demonstrated that the scale, siting and form of the proposed development are necessary or justified in this location. The Council therefore considers that the proposal would harm the openness, visual amenity and rural character of the Green Belt. The Parish Council trusts that these comments will be taken into account when determining the application.

Public Response

A site notice has been posted and nearest neighbours notified – Response received raising the following concerns:

- The mains water supply to other properties runs through the land, concerns regarding potential disruption or impacts on pressure of water supplies.
- There is no water supply to the land, queries how would water be supplied and raises concerns about impact on existing water supplies.
- Increase in surface water runoff.
- Concerns regarding pollution from liquid manure and livestock bedding.

Officer Comments

Policy

Pendle Local Plan Fourth Edition (2021-2040) (Local Plan)

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) States that outside a defined settlement development 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. The Council can currently demonstrate a five year housing land supply.

Policy SP07 (Green Belt) States that development in the Green Belt is considered inappropriate except where a proposal complies with the requirements of the NPPF.

Policy SP13 (Transport and Connectivity) States that 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. Where an adverse impact is identified, applicants should prepare a Traffic Impact Assessment and ensure that adequate cost-effective mitigation measures can be put in place. Where there is an unacceptable impact on highway safety, or the residual cumulative impacts of the development are severe and cannot be adequately mitigated, planning permission is likely to be refused. New developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes. Where appropriate new links should be provided to help increase connectivity and close gaps in the network.

Policy SP09 (Water Management) Development should be delivered in an environmentally sensitive way (Policy DM02(a)), which: (a) Limits flood risk through careful location, design and surface water management. (b) Does not increase flood risk elsewhere. (c) Seeks to locate or relocate critical infrastructure and highly vulnerable uses in areas that are not at significant risk of flooding. (d) Improves the flood resistance and resilience of premises in areas at significant risk of flooding. (e) Protects, maintains and secures flood management infrastructure.

Policy DM02a (Flood Risk) The policy seeks to manage and reduce the risk of flooding. It also seeks to ensure that new development is not vulnerable to the impacts of climate change.

Policy DM02b (Surface Water and Foul Water Management) Requires that where appropriate, applications should be supported by a strategy for foul and surface water management. Any discharge should employ the most sustainable drainage option in accordance with the drainage hierarchy, which should be demonstrated by the applicant.

Policy DM09 (Open Countryside) DM09 states that outside a defined settlement boundary development will only be permitted in certain circumstances (a) Requires a countryside location for operational reasons – including, but not limited to, equestrian facilities (Policy DM46), Infrastructure (Policy SP13) and communications (Policy DM39). (b) Supports sustainable economic growth and business diversification – including support for tourism facilities and accommodation that accord with Policy DM45. (c) Meets an essential local housing need, including self-build and custom housebuilding – and complies with the exceptions set out in Policy DM23 or Policy DM27 (d) Secures the future of a designated or non-designated heritage asset that is substantially intact (Policy DM18). (e) Is a residential alteration, extension or conversion that is consistent with Policies DM24-DM26, where relevant. (f) Represents a design of exceptional quality that can be justified in a particular location. 61 (g) Addresses a specific community or recreational need (see Policies DM31 and DM35).

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 DM26 (Housing in the countryside) supports the conversion of redundant buildings for dwellings where the building is of permanent substantial construction, structurally sound and can be converted with only minor alterations that respect the character of the building and rural character of the area. Replacement of buildings is only supported where it would not result in a change of use.

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

Policy S5 (Presumption in favour of sustainable development) Requires that decisions on development proposals should apply a presumption in favour of sustainable development. Outside of settlements Policy S5 should be applied.

Policy S5 (Principle of Development Outside of Settlements) states that policy does not apply to development proposals in the Green Belt, which should instead be determined in accordance with policies HC8, GB6, GB7 and/or GB8 (as appropriate). However, where development would not be inappropriate in these locations (through the application of policies HC8 and GB7), proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework, and applying paragraph 2 of this policy.

Paragraph 2 states that in applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

Policy GB6 (Control of development in the Green Belt) states that development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.

Policy GB7 (Control of development in the Green Belt) set the categories of development that are not inappropriate in the Green Belt and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances. Development for agriculture is included within the categories of development which are not inappropriate.

Green Belt

New buildings for agriculture are an exception that are not inappropriate within the Green Belt and therefore the proposed development is acceptable within the Green Belt.

Visual Amenity and Landscape impact

A planning statement was submitted with the application setting out the agricultural need for the proposed development. This addresses that the applicant has accommodation and agricultural land and buildings at Moor Cotes farm, Guide Lane and sets out justification that:

- the holding includes a livestock enterprise comprising 45 beef cattle and 100 breeding ewes;
- the larger 20.84-hectare landholding is the principal agricultural landbase for the enterprise;
- Moorcotes Farm comprises only 7.69 hectares;
- Some of the existing facilities at Moor Cotes Farm are primarily equestrian in character and are not appropriately equipped for the proposed cattle and sheep enterprise and livestock use is restricted by condition;
- Moorcotes Farm has poor access for livestock and agricultural vehicles;
- creating a new livestock unit beside the farmhouse would concentrate buildings, animals, hardstanding, feed and manure management on the smaller landholding, this is particularly difficult when spreading manure from the buildings as it is concentrated in the wrong location;
- the proposed site provides the most direct and efficient relationship with the larger agricultural landholding; and
- the central location reduces unnecessary livestock and machinery movements and allows the holding to operate as a coherent unit.

The farming operation consists of 45 beef cattle and 100 breeding ewes, which are currently outside year round, the animals need to have indoor housing for the winter months with intensive feed and clean bedding.

The submitted details acceptably demonstrate that there is a functional need for the proposed buildings on this site.

A landscape and visual impact assessment has also been submitted which assess that the development would result in minimal to slight landscape impacts and recommends mitigation in the form of native species landscaping along the eastern, western and southern site boundary, which would further reduce the minimal to slight landscape impacts.

This acceptably demonstrates that, subject to a landscaping condition, the proposed buildings would not unacceptably impact on the landscape and visual amenity of the area.

The National Planning Policy Framework published in August 2026 includes an enhanced presumption in favour of development and makes it clear that the presumption in favour of sustainable development should be applied in this circumstance, which means that the application should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. Whilst the development would result in development visible where there is currently none, agricultural development is appropriate development in rural landscapes and the

benefits from the need for the development to supporting the agricultural business weigh substantially in favour of the development.

The development is therefore acceptable in terms of landscape and visual amenity impacts.

Residential amenity

The proposed buildings would be over 250m from the nearest dwelling and would not result in any unacceptable residential amenity impacts.

Highways

The proposed development would not result in any unacceptable highway safety impacts.

Drainage

Concerns have been raised regarding surface water drainage of the site, risk of water pollution and provision of and impact on existing water supplies.

The LLFA have advised that the proposed development would not result in an increase risk of off-site flooding subject to conditions.

United Utilities have been consulted and have not responded with any concerns regarding impacts on their infrastructure. Furthermore, United Utilities maintain non-planning controls over building over their infrastructure. Provision of a water supply is not something that the applicant is required to demonstrate and would be a private matter.

Adequate foul and surface water drainage can be ensured by condition and pollution from agricultural uses is also controlled by other non-planning legislation overseen by DEFRA and the Environment Agency and the NPPF is clear that other regulatory controls should not be duplicated by the planning system.

Biodiversity Net Gain (BNG)

When taking into account the full application site, includes the access to the point where it meets the highway, the site area is more than 0.2 hectares and therefore the development does not meet any exemption and is required to provide a uplift of 10% in biodiversity. The applicant has provided an assessment of the impact of the development on biodiversity, the site is currently modified grassland, it is proposed that the loss of that modified grassland will be compensated for and a 10% uplift provided by creation of a 0.17ha area of neutral grassland elsewhere on the applicant's land. This is acceptable and can be ensured by the standard BNG condition and a condition for a Section 106 agreement for contribution to the Council's monitoring costs.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with 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, Site Plan, Roof Plan, C123-1 Rev A (Building 1), C123-1 Rev A (Building 2).

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

3. No development shall commence unless and until;

a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To ensure the structural stability of the land and buildings.

4. Prior to the first use of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the structural stability of the land and buildings.

5. No development shall commence unless and until a scheme of foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The drainage shall be installed in accordance with the approved scheme prior to the first use of the development and maintained thereafter.

Reason: To ensure that foul water is adequately disposed of to prevent pollution of the water environment.

6. No development shall commence in any phase until a detailed and final Surface Water Sustainable Drainage Strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on the site-specific Flood Risk Assessment and indicative Surface Water Sustainable Drainage Strategy and shall demonstrate compliance with the principles and requirements of the National Planning Policy Framework, Planning Practice Guidance, and the latest published version of the National Standards for Sustainable Drainage Systems (or any successor Standards in force at the time of submission). It shall also demonstrate how sustainable drainage system features have been designed to deliver multifunctional benefits in relation to water quality, amenity, and biodiversity. Surface water and foul water drainage shall be drained on separate systems. No surface water runoff from the development shall be discharged to a foul sewer(s), either directly or indirectly. The strategy shall confirm and evidence the final allowable peak discharge rates and runoff volumes, following completion of all detailed design work and site investigations to confirm and refine early design assumptions. The submitted strategy shall include, as a minimum:

a) Sustainable drainage calculations for peak flow control and volume control for the following events:

i. The 100% (1 in 1-year) annual exceedance probability event

- ii. The 3.3% (1 in 30-year) annual exceedance probability event, including a 40% climate change allowance
- iii. The 1% (1 in 100-year) annual exceedance probability event, including a 50% climate change allowance

Calculations must cover the entire development area, including all existing and proposed surface water drainage systems up to and including the final discharge location(s).

b) Final sustainable drainage plans, appropriately labelled to include:

- i. Site plans showing all permeable and impermeable areas contributing to the surface water drainage network, either directly or indirectly, including the entire development area and any off-site flows where relevant.
- ii. Drainage layout plans showing all pipe and structure references, dimensions, and design levels, including all existing and proposed surface water drainage systems up to and including the final discharge location.
- iii. Details of all sustainable drainage features, including landscape drawings showing topography and slope gradients.
- iv. Site plans showing modelled flood water depths, volumes and exceedance flow routes and flow velocities for rainfall events exceeding the 1% (1 in 100-year) annual exceedance probability event, or due to a blockage. The strategy shall demonstrate that flood risk is not increased on-site or elsewhere, informed by a blockage assessment for all flow controls.
- v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels.
- vi. Final details of proposals to manage surface water runoff to and from the development boundary, including measures to manage surface water runoff from adjacent land that could flow onto the site during storm events, and to ensure runoff leaving the site does not occur in an uncontrolled manner.
- vii. Measures to manage the quality of the surface water runoff to prevent pollution and, protect groundwater and surface water bodies. The strategy shall include a robust water quality risk assessment, proportionate to the pollution hazard and sensitivity of receiving waters, and shall inform the design of an appropriate SuDS management train.

c) Evidence of a construction surface water management plan, that demonstrates how surface water will be managed onsite during the construction phase and should include how surface water will be collected or discharged appropriately and measures to prevent siltation and pollutants entering groundwater and/or surface water bodies.

d) Evidence of a sustainable drainage system operation and maintenance plan, this should include site-specific details of the operation, maintenance, and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment (such as pumps and proprietary drainage features for flow control or water quality improvement), their functionality, and transmission of failure warnings to the responsible maintenance body

The sustainable drainage strategy shall be fully implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided.

7. The commencement of use 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 shall include, as a minimum:

a) Evidence that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) and specifications, or details any minor variations, with evidence demonstrating that the system remains fit for purpose and compliant with the approved surface water drainage strategy b) Photographic and written evidence confirming the location and details of all critical drainage infrastructure. Locations shall be referenced using national grid coordinates

c) As-built drawings of the constructed drainage system, including all SuDS features, pipework, control structures, and discharge points, with levels and dimensions clearly annotated.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason To confirm that the development has been constructed in accordance with the approved surface water drainage strategy and approved drainage details, and to ensure that surface water flood risks to future occupiers, users and visitors of the development and neighbouring land are minimised, together with risks to controlled waters, property and ecological systems.

8. The use of the development shall not commence unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. the exact location and species of all existing trees and other planting to be retained;
- b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities. Unless otherwise agreed this shall include native species landscaping along the eastern, western and southern site boundaries.
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings and in the interest of visual amenity.

9. No part of the development shall 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, unless otherwise approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority the obligation shall provide for Biodiversity Net Gain monitoring for a 30 year period.

Reason: To provide for the costs of monitoring BNG provision.

Biodiversity Net Gain Condition:

1. 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

Notes:

The developer should take note of all the public footpaths running through the site and take utmost care to ensure that these are kept undisturbed and free of obstruction during the course of the development. Any breach of the legislation which protects public rights of way can result in legal action, fines and default action carried out and re-charged to the landowner. Any proposals for the temporary diversion or closure of a footpath should be made to Lancashire County Council's public rights of way team. An enquiry about permanently diverting or closing the footpath may be made to Pendle Council.

Ground Investigations: Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from the Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

Shallow coal seams: In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. To check your site for coal mining features on or near to the surface the Coal Authority interactive map viewer allows you to view selected coal mining information in your browser graphically. To check a particular location either enter a post code or use your mouse to zoom in to view the surrounding area.

The Coal Authority's records indicate that surface coal resource is present on the site, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related policy considerations. As part of the planning application decision making process consideration should be given to such advice in respect of the indicated surface coal resource

Ordinary Watercourse Consent: Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This applies to permanent and temporary works, including repairs and maintenance, whether the watercourse is open or culverted (piped or enclosed). This requirement applies regardless of any planning permission. Important Information: • The applicant is expected to avoid crossing, diverting, or culverting an ordinary watercourse in line with Lancashire County Council's Ordinary Watercourse Regulation Policies. • Written consent must be obtained before works start. There is no legal mechanism for retrospective consent. • Carrying out works without the required consent constitutes a nuisance in law and may lead to enforcement action under

Section 24 of the Land Drainage Act 1991 (as amended). • Consent applications can take two months to determine once valid and paid in full. • Applications may be refused if insufficient evidence is provided to demonstrate compliance with Lancashire County Council's Ordinary Watercourse Regulation Policies. • If works include adoption of new assets, such as roads or sewers, adoption may be refused by the adopting body without the appropriate consent. • Sites may be inspected before, during, and after consent is issued. • Planning permission does not guarantee Ordinary Watercourse Consent. Applicants are strongly advised to apply for consent before or at the same time as planning permission to avoid delays. Further guidance, policies, application checklist, and pro-forma are available at: <https://www.lancashire.gov.uk/environment-and-planning/flooding/ordinary-watercourse-regulation>.

Application Ref: 26/0488/FUL

Proposal: Full (Major): Erection of 2 no. agricultural buildings and associated hardstanding to facilitate access.

At: West Close Farm Foxen Dole Lane Higham

On behalf of: Blacko Properties Ltd

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 07TH OCTOBER 2026

Application Ref: 26/0523/FUL

Proposal: Full: Installation of ground mounted solar panels.

At Drivers Height, Well Head Road, Newchurch in Pendle, Lancashire

On behalf of: Mrs Claire Loach

Date Registered: 10.08.2026

Expiry Date: 05.10.2026

Case Officer: Athira Pushpagaran

This application was called in by the Chair.

Site Description and Proposal

The application site is a plot of greenfield land located within Open Countryside and the Forest of Bowland National Landscape, outside the defined settlement boundary of Newchurch in Pendle. It is situated east of the curtilage of Drivers Height and has a hedgerow along its northeastern boundary with the open countryside. It is situated between two Conservation Areas- the Saben Fold Conservation Area (circa 250m to the west) and Newchurch and Spenbrook Conservation Area (circa 530m to the east). A grade II listed building Saddles Farmhouse is situated circa 50m to the east on the other side of Well Head Road.

The main access is from Well Head Road. The site is set higher than Well Head Road and is well screened from it. However, its elevated position on a slope enables its top section to be prominently visible in longer range views from the south.

The proposed development is the installation of 30 ground mounted solar panels in three rows of ten. A scheme was submitted previously and invalidated due to the application type being wrong. The current scheme while a resubmission has also reduced the number of panels from what was proposed initially and has changed the proposed location of the panels from the top end of the field to the bottom.

Relevant Planning History

No relevant planning history.

Consultee Response

Highways

Based on the number of solar panels now proposed, together with confirmation that these will be orientated to face northeast, Lancashire County Council acting as the highway authority does not raise an objection regarding the proposed development and concludes that there are no highway grounds to support an objection as set out by NPPF, provided that the panels are installed strictly in accordance with details submitted on the Proposed Site Plan (Drawing 02B dated 6.8.26).

Parish/Town Council

In respect of the above planning application, Goldshaw Booth Parish Council would like to submit the following objections.

Detrimental visual impact in a designated Area of Outstanding Natural Beauty/National Landscapes

It is felt that the proposed 30 ground mounted solar panels would be wholly inappropriate to the existing visual amenity. They will impact the openness of the area, the panels will be obvious, exposed and extremely intrusive to the landscape and vista, and whilst they may be partially screened by hedges, they will be clearly visible to local residents and tourists alike. The glint and glare from the panels can be highly disruptive to nearby properties and passing motorists, and they could also introduce noise pollution from inverters and transformers.

Hundreds of visitors come to admire this unspoilt area of outstanding natural beauty and a myriad of footpaths and bridlepaths provide access for walkers, cyclists and horse-riders to enjoy a beautiful, tranquil valley, locally termed 'a hidden gem'. This proposed development is simply not in keeping with the existing environment and all of its historical connotations and will impinge on both the visitor experience and on the aspect of local listed buildings. A large array of solar panels can 'industrialise' a serene rural setting causing a loss of rural character. The solar panels would be clearly visible from within the whole part of the Sabden Fold conservation area.

The Parish Council would not object to roof mounted solar arrays where black solar panels blend into roof materials without spoiling the landscape.

Unprecedented development in a designated Area of Outstanding Natural Beauty/National Landscapes

This is the first proposed development of its type in this area of outstanding natural beauty and could therefore, potentially open the floodgates to other applications from surrounding landowners who could cite the pre-existence of a development as grounds for their own developments. This would be an extremely dangerous precedent to establish and one which should be avoided at all costs. The Parish Council are of the opinion that we all have a moral duty to preserve the county's remaining areas of outstanding natural beauty. Areas of outstanding natural beauty must be protected as a valuable resource which contributes to improving the nation's well-being.

The Pendle Local Plan states 'Green spaces and woodland continue to make a positive contribution to local biodiversity and ecological networks'. It also states that 'Birds, bees and other insects are responsible for pollination and many of the foods we eat. Agriculture is reliant on invertebrates to maintain the health of the soils, which plants need to grow. Trees, hedgerows, grasslands and wetlands naturally slow down water by helping soils to absorb rainfall, helping to reduce the chances of flooding. Trees and other plants also help to clean the air that we breathe and address the global challenge of climate change by absorbing carbon dioxide' It also mentions that Pendle's varied landscapes are amongst its most important assets and that any new development should safeguard or enhance local landscapes or character.

Objections about how a solar array alters the character or landscape or scenic area are valid considerations. The National Planning Policy Framework directs Local Planning Authorities to approve renewable energy applications unless their environmental, visual, or community impacts cannot be made acceptable. Goldshaw Booth Parish Council are of the opinion that these impacts cannot be mitigated due to the above concerns.

PBC Environmental health

No response

PBC Engineering

No response

AONB Manager

No response

Public Response

The nearest neighbours have been notified by letter, with 3 objections received raising the issues as summarised below:

- We live within the same conservation area, and we simply have a mobile (petrol) generator on standby just in case we suffer a power cut. Having only experienced maybe 3 power cuts (none of them lasting more than a couple of hours) in over 5 years that we have lived here. I very strongly object to this application
- detrimental to the setting of the Sabden Fold Conservation Area as well as the character of the national landscape and not sufficiently justified by the stated aims of the proposal.
- installation of 30 panels seems entirely excessive for its purpose, generating three times the power required for a typical home.
- whilst the panels may be shielded from view on the approach to Sabden Fold along Well Head Road, they will be visible from the other side of the valley to the south, at Higher Town Hill, and from the other approach to Sabden Fold via Haddings Lane

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 SP04 (Housing requirement and delivery) sets the minimum annual requirement for the number of dwellings to be delivered in Pendle.

Policy SP05 (Employment land requirement and delivery) sets out several delivery mechanisms to meet the employment requirement needs of the Local Plan.

Policy SP08 (Towards Net Zero Carbon) encourages applicants to incorporate renewable and low carbon energy generation into development. Proposals for renewable and low carbon energy generation will be supported in principle, where they meet the requirements of Policy DM03 and do not, either individually or cumulatively: (a) Cause unacceptable harm to the National Landscape or wider landscape character, the natural, historic or cultural environment, biodiversity, adjoining land uses and residential amenity.

(b) Create conditions that have an adverse impact on highway safety, or the efficient operation of the highway network.

Policy SP11 (Historic Environment) requires designated and non-designated heritage assets to be conserved and enhanced in a manner appropriate to their significance.

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 DM01 (Climate change resilience) requires developers to create accessible development which consider pedestrian, cycling and public transport movement. Proposals should minimise the use of natural resources and help mitigate the effects of climate change.

Policy DM03 (Renewable heat and energy) The Council will support developments that make a positive contribution towards increasing levels of renewable and low carbon energy (RLC) generation, where the proposals are appropriate to their setting.

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.

Where planning permission is required, proposals for Solar Photovoltaic Arrays will be supported where they:

(a) Do not result in glare or dazzle to sensitive receptors in the surrounding area that cannot be adequately mitigated.

(b) Do not have an adverse impact on landscape character or harm the historic environment.

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 DM11 (Forest of Bowland National Landscape) states that all development should be sustainable, consistent with the primary purpose of the National Landscape designation,⁶⁴ and support its special qualities as set out in the most up to date Management Plan for the area. Within the Forest of Bowland National Landscape, and its immediate setting, all proposals should address the capacity of the landscape and its ability to accommodate the development. Great weight will be given to the conservation and enhancement of landscape character; the natural environment; wildlife; cultural heritage and the historic environment. The intimate nature of the landscape means that relatively small-scale development proposals may be significant, depending on the local context.

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 DM18 (Heritage Assets) states that the Council will support proposals which conserve and enhance Pendle's historic environment. Where a proposal would result in harm or loss of

significance to a heritage asset, this must be balanced against any public benefit associated with the scheme.

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.

Policy S3: Presumption in favour of sustainable development, states that decisions on development proposals should apply a presumption in favour of sustainable development.

Policy S5: Principle of development outside settlements

Sets out certain forms of development that should be approved outside settlements, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

Policy N4: Protected Landscapes

1. Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

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.

Forest of Bowland AONB Supplementary Planning Guidance applies to development within the AONB

Officer Comments

The proposed development is the installation of solar panel arrays in a grassed field within Open Countryside and the Forest of Bowland National Landscape.

Policy SP08 supports proposals for renewable and low carbon energy generation in principle *where they meet the requirements of Policy DM03 and do not, either individually or cumulatively:*

- (a) Cause unacceptable harm to the National Landscape or wider landscape character, the natural, historic or cultural environment, biodiversity, adjoining land uses and residential amenity.*
- (b) Create conditions that have an adverse impact on highway safety, or the efficient operation of the highway network.*

Assessment against these criteria would be detailed in the following sections.

Visual and Landscape Impact

The proposed development includes the erection of 3 arrays of 10 ground mounted PV panels towards the top end of the site. The panels would be of the 'freestanding ballasted PV mounted bucket type system'. Each individual panel would measure 1.8m x 1.134m. The panels would face northeast direction at an inclination of 35 degrees from horizontal. The whole arrangement would cover a ground area of 18m x 5.6m.

The site is a piece of triangular field located on a steep slope, and the panels are proposed to be sited at the bottom end. There is an existing hedgerow along the northeastern boundary of the site which would screen the proposed development from the east from short range view. The top portion of the site is highly prominent in long range views from south especially along Haddings Lane. The trees towards the bottom of the site along the southern boundary screens the bottom end of the site from long range views. This part is also adjoining the driveway to the site. The panels are proposed here which due to their orientation would not appear prominent within the landscape and would blend in with the dwelling curtilage.

While the previous scheme, which was subsequently invalidated, proposed 40 panels to be sited at the top end of the site the current application seeks to place 30 panels at the bottom end. The proposed solar panels would be limited in scale and would be located so as not to have an unacceptable impact on the character and significance of the national landscape, and the conservation area it is adjacent to.

Overall, the proposed development would be acceptable in terms of its visual and landscape impact in accordance with policies SP08, DM03 and DM11 of the Adopted Pendle Local Plan Fourth Edition (2021-2040) and the Adopted Forest of Bowland AONB Supplementary Planning Guidance.

Residential Amenity

The nearest residential neighbour is circa 60m away. The panels wouldn't be visible from any of the nearest residential neighbours. The battery is proposed to be installed indoors with wires run above ground clipped to existing fences. No unacceptable noise impact is expected from the panels.

The development would not result in any overbearing impacts, unacceptable loss of light or privacy to any adjacent property.

Therefore, the proposed development would be acceptable in terms of residential amenity in accordance with policy DM16 and DM24 of the Adopted Pendle Local Plan Fourth Edition (2021-2040), and the Adopted Pendle Design principles SPD.

Highways

Subject to the proposal implemented in accordance with the submitted plans and details 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).

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework, subject to compliance with planning conditions. The development therefore complies with the development plan. There is a positive

presumption in favour of approving the development and there are no material reasons to object to the application.

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:

- LOACH/01 Dwg 00 Site Location Plan
- LOACH/01 Dwg 02B Proposed Site Plan
- Risen Full-black aesthetic n-type TOPCon Dual Glass Module specification
- Glint And Glare for Panels (Constructional Data Form for Photovoltaic Modules indexed 10.08.26)
- Solar Proposal Specification (indexed 10.08.26)

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.

Informatives

All construction work shall be carried out only within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

Application Ref: 26/0523/FUL

Proposal: Full: Installation of ground mounted solar panels.

At Drivers Height, Well Head Road, Newchurch in Pendle, Lancashire

On behalf of: Mrs Claire Loach

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 07TH OCTOBER 2026

Application Ref: 26/0612/FUL

Proposal: Full: Change of use of barn to a dwelling, external alterations and erection of a single storey extension.

At: West Pasture Barn, Pasture Lane, Barrowford

On behalf of: Mr Darren Rigby

Date Registered: 08/09/2026

Expiry Date: 03/11/2026

Case Officer: Alex Cameron

This application has been brought before Committee at the request of a Member.

Site Description and Proposal

The site is a derelict detached stone barn located within the Green Belt. Planning permission was granted in 2024 for its conversion to a dwelling.

The application is for an alternative proposal for the conversion of the barn, including a single storey side extension, revised external alterations including changes to openings, the installation of integrated solar panels to the roof, change of roof material from stone slate to blue slate, window materials from painted timber to charcoal colour UPVC, increased patio area, large surfaced parking area and increased curtilage.

Relevant Planning History

24/0067/FUL - Full: Conversion of stone barn and the renovation of a former cottage and house to form 2 no. dwellings. Approved

Consultee Response

PBC Countryside Access – I have no objection to the proposed development, but it runs very close to footpaths FP1302009 and FP1302010. Please note that public footpath FP1302009 runs along the access drive and not in the field as shown in the submitted plans. The grant of planning permission does not provide any lawful excuse to contravene the relevant sections of Highways Act 1980 such as the obstruction or disturbance to the surface of a public right of way. As such, there is no need for planning permission to include conditions to this effect, but it would be helpful to include a note in the “Informatives” section to remind the developer of the law. A suggested note is given below. Suggested note:

The developer should take note of all the public footpaths running through the site and take utmost care to ensure that these are kept undisturbed and free of obstruction during the course of the development. Any breach of the legislation which protects public rights of way can result in legal action, fines and default action carried out and re-charged to the landowner. Any proposals for the temporary diversion or closure of a footpath should be made to Lancashire County Council's public rights of way team. An enquiry about permanently diverting or closing the footpath may be made to Pendle Council.

Barrowford Parish Council - No objection to the Barn Conversion but object to the size and scale of proposed parking area within the open countryside. This barn has applied for planning permission in the past, that application was supported by the Parish Council as West Pasture Farm and Barn have been unoccupied for quite a few years and are showing significant signs of dilapidation with an ever-increasing chance of the barn suffering complete collapse. The saving of this early 19th century barn would retain and reuse an otherwise unusable village feature. The Parish Council objects to the need for an exceptionally large permeable paved car park to the front of the barn on greenfield land in the open countryside. This proposed area far exceeds the parking needed for a domestic residence and is of the opinion that if constructed would diminish the visual enjoyment and amenity of the open countryside at this prominent gateway to the Pendleside Villages with numerous PROW's including one alongside the proposed parking area.

Public Response

Site notice posted and nearest neighbours notified. No response.

Officer Comments

Pendle Local Plan Fourth Edition (2021-2040) (Local Plan)

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) States that outside a defined settlement development 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. The Council can currently demonstrated a five year housing land supply.

Policy SP07 (Green Belt) States that development in the Green Belt is considered inappropriate except where a proposal complies with the requirements of the NPPF.

Policy SP09 (Water Management) Development should be delivered in an environmentally sensitive way (Policy DM02(a)), which: (a) Limits flood risk through careful location, design and surface water management. (b) Does not increase flood risk elsewhere. (c) Seeks to locate or relocate critical infrastructure and highly vulnerable uses in areas that are not at significant risk of flooding. (d) Improves the flood resistance and resilience of premises in areas at significant risk of flooding. (e) Protects, maintains and secures flood management infrastructure.

Policy SP11 (Historic Environment) requires designated and non-designated heritage assets to be conserved and enhanced in a manner appropriate to their significance.

Policy SP13 (Transport and Connectivity) States that 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. Where an adverse impact is identified, applicants should prepare a Traffic Impact Assessment and ensure that adequate cost-effective mitigation measures can be put in place. Where there is an unacceptable impact on highway safety, or the residual cumulative impacts of the development are severe and cannot be adequately mitigated, planning permission is likely to be refused. New developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes. Where appropriate new links should be provided to help increase connectivity and close gaps in the network.

Policy DM02a (Flood Risk) The policy seeks to manage and reduce the risk of flooding. It also seeks to ensure that new development is not vulnerable to the impacts of climate change.

Policy DM02b (Surface Water and Foul Water Management) Requires that where appropriate, applications should be supported by a strategy for foul and surface water management. Any discharge should employ the most sustainable drainage option in accordance with the drainage hierarchy, which should be demonstrated by the applicant.

Policy DM09 (Open Countryside) DM09 states that outside a defined settlement boundary development will only be permitted in certain circumstances (a) Requires a countryside location for operational reasons – including, but not limited to, equestrian facilities (Policy DM46), Infrastructure (Policy SP13) and communications (Policy DM39). (b) Supports sustainable economic growth and business diversification – including support for tourism facilities and accommodation that accord with Policy DM45. (c) Meets an essential local housing need, including self-build and custom housebuilding – and complies with the exceptions set out in Policy DM23 or Policy DM27 (d) Secures the future of a designated or non-designated heritage asset that is substantially intact (Policy DM18). (e) Is a residential alteration, extension or conversion that is consistent with Policies DM24-DM26, where relevant. (f) Represents a design of exceptional quality that can be justified in a particular location. (g) Addresses a specific community or recreational need (see Policies DM31 and DM35).

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 DM18 (Heritage Assets) states that the Council will support proposals which conserve and enhance Pendle's historic environment. Where a proposal would result in harm or loss of significance to a heritage asset, this must be balanced against any public benefit associated with the scheme.

Policy DM26 (Housing in the countryside) supports the conversion of redundant buildings for dwellings where the building is of permanent substantial construction, structurally sound and can be converted with only minor alterations that respect the character of the building and rural character of the area. Replacement of buildings is only supported where it would not result in a change of use.

Policy DM37 (Parking) standards are set out in Appendix 5 of the plan, adequate parking provision is required to serve all new development.

Barrowford Neighbourhood Development Plan (BNDP)

BNDP 01 (New Housing in Barrowford) States that housing developments which are acceptable in principle in accordance with adopted design policies and are appropriate to the surrounding local context in terms of size, scale, design and character to its immediate setting.

BNDP 03 (Travel and Transport) States that developments which results in traffic impacts which are detrimental to people's living or working conditions or highway safety will be resisted. Proposals will be assessed in relation to reduction in need to travel by car, measures to include sustainable transport, compliance with LCC recommendations on parking standards, pedestrian safety.

National Planning Policy Framework

Policy S3 (Presumption in favour of sustainable development) Requires that decisions on development proposals should apply a presumption in favour of sustainable development. Outside of settlements Policy S5 should be applied.

Policy S5 (Principle of Development Outside of Settlements) states that policy does not apply to development proposals in the Green Belt, which should instead be determined in accordance with policies HC8, GB6, GB7 and/or GB8 (as appropriate). However, where development would not be inappropriate in these locations (through the application of policies HC8 and GB7), proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework, and applying paragraph 2 of this policy.

Paragraph 2 states that in applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

Policy GB6 (Control of development in the Green Belt) states that development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.

Policy GB7 (Control of development in the Green Belt) set the categories of development that are not inappropriate in the Green Belt and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances. The categories of development which are not inappropriate include:

The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;

Engineering operations and material change of use of land provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes.

Policy HO7 (Meeting the need for homes) States that in applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1.

Policy HO11 (Isolated homes in the countryside) States that development proposals for isolated homes in the countryside should only be supported where one or more of the following circumstances apply, including: the development would be appropriate enabling development to secure the future of heritage assets in accordance with policy HE4, the development would reuse a redundant or disused building and enhance its immediate setting;

Policy DP3 (Key principles for well-designed places) Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

Policy DP4 (The design process) states that the local planning authority should not allow the quality of approved development to be materially diminished between permission and completion, as a result of changes proposed following its initial approval.

HE4 (Securing the conservation of heritage assets) Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should: a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE7 (Decisions on non-designated heritage assets) Development proposals which would have a positive effect on a non-designated heritage asset should be supported.

Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

Principle of the Development

There is an extant planning permission for the conversion of the barn and therefore the principle of its conversion is established.

Green Belt

The application site is within the Green Belt. The Framework sets out a number of exceptions where new development is not inappropriate in the Green Belt, this includes the reuse, alteration and extension of existing buildings that will not result in a disproportionate increase in the size of the original building, and change of use of land and engineering operations provided that the impact on the openness of the Green Belt is minimised.

The proposed extension and alterations to the building would not result in disproportionate additions to the original building. An increased patio area and large surfaced area is proposed to the front of the building. These areas would have a minimal impact on openness and the siting of structures and domestic paraphernalia could be controlled by condition, therefore, the change of use and engineering operations would not unacceptably impact on the openness of the Green Belt.

The development therefore meets the exceptions for development that is not inappropriate within the Green Belt.

Heritage, Design and Visual Amenity

The building is a non-designated heritage asset which is recorded on the Lancashire Historic Environment Record. The building is likely mid-late 18th century and its significance age and traditional construction. The Heritage Statement submitted with the application states that historic

farm buildings are becoming increasingly rare due to conversion and the building is considered to have local significance.

The principle for approval of conversion of the building is related to preserving the heritage asset and it is important to ensure that the development does not unacceptably harm the significance of the building.

The proposed extension would be modest in scale and appropriate addition which would not result in harm to its character. Whilst minor harm would result from the proposed solar panels and replacement of the stone slates with blue slate, it should be noted that it would be possible to install solar panels under permitted development rights if existing permission for the use of the barn as a dwelling were implemented and the proposed integrated panels would be less apparent set against blue slate than stone slate. Taking into account this and the benefits of the proposed solar panels in terms of providing sustainable energy, they are acceptable.

The proposed use of UPVC windows would not be appropriate, the artificial appearance and bulky proportions of UPVC windows would be harmful to the character of the building.

The proposed circular window in the front elevation would be an inappropriate addition to that most prominent elevation of the building. Although there is a similar opening in the side elevation it is not something that would be characteristic on the main elevation of a traditional barn and would appear incongruous and harmful to the character of the building in that position.

The proposed porch would also appear an inappropriate overtly domestic addition which would unacceptably detract from the original agricultural character of the building.

The proposed patio area is unacceptably large and would also detract from the agricultural character.

The proposed large area of hardstanding and curtilage comprising nearly the whole of the field to the front of the building is unnecessarily large and would unacceptably detract from the agricultural character of the building, and the rural character and visual amenity of the area prominent visible from a public right of way.

The applicant has been made aware that these elements of the proposed development are unacceptable and given the opportunity to provide amended plans prior to the Committee meeting.

Residential Amenity

Taking into account the separation and offset between the barn and the adjacent farmhouse the proposed development would not result in any unacceptable loss of privacy or overbearing impacts upon that dwelling and would also provide an acceptable living environment for its residents. The proposed solar panels would also not result in any unacceptable impacts from glare.

Ecology & Biodiversity

A bat survey has been submitted with the application and this found that the risk of bats being present within the building is low. Subject to the recommendations of the report being conditioned the development would not result in harm to protected species.

The development is under 0.2 hectares in site area and is therefore exempt from biodiversity net gain requirements.

Highways and Access

Whilst standards for national speed limit roads are for visibility splays of 2.4m x 215m in each direction, the provision of those full splays would be likely to require the removal of mature trees to achieve, this would have adverse impact on the visual amenity of the area.

Taking into account that the access was an existing access for two dwellings and that visibility could be significantly improved from the current position without tree removal, if 215m cannot be achieved, the maximum visibility splay achievable without tree removal will be acceptable.

An acceptable level of car parking and adequate turning provision is proposed. The development is therefore acceptable in terms of highway safety.

Planning Balance

The development would provide economic and social benefits from contribution to the redevelopment of the building, safeguarding its future and make a contribution towards delivery of housing. Taking into account the scale of the development, providing a single dwelling, those benefits would be very minor. The proposed development would result in inappropriate alterations to the building and disproportionately extensive patio, hard surface and curtilage area, causing a moderate degree of harm to the significance of the building and character and visual amenity of the area that would clearly outweigh the benefits of the development. It is also of note that an acceptable scheme has previously been approved and this would represent a material diminishment in the quality of the design from the previously approved development, which weighs further against the development.

RECOMMENDATION: Refuse

For the following reason:

1. The proposed development would result in an inappropriate incongruous alteration, porch extension and disproportionately extensive patio, hard surface and curtilage area, which would result in unacceptable harm to the original agricultural character and historic significance of the building, the rural character of the countryside and the visual amenity of the area and a material diminishment in the quality of the design of design from the previously approved development contrary to policies SP11, DM09, DM16, DM18 and DM26 of the Adopted Pendle Local Plan Fourth Edition, Policy BNDP 01 of the Adopted Barrowford Neighbourhood Development Plan and DP3, DP4, HE4 and HE7 of the National Planning Policy Framework.

Application Ref: 26/0612/FUL

Proposal: Full: Change of use of barn to a dwelling, external alterations and erection of a single storey extension.

At: West Pasture Barn, Pasture Lane, Barrowford

On behalf of: Mr Darren Rigby

LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 15th September 2026