MINUTES OF A MEETING OF
BARROWFORD & WESTERN PARISHES COMMITTEE
HELD AT HOLMEFIELD HOUSE
ON 7th OCTOBER 2026

PRESENT –

Councillor N. Ahmed – Chair (In the Chair)

Councillors	***Co-optees***
B. Newman	*J. Hartley (Old Laund Booth Parish Council)*
M. Stone	*N. Hodgson (Blacko Parish Council)*
	J. Metcalf (Higham with West Close Booth Parish Council)
	B. Murrell (Goldshaw Booth Parish Council)
	R. Oliver (Barrowford Parish Council)
	S. Cronshaw (Roughlee Booth Parish Council)

Officers in Attendance

E. Barker	*Legal Service Manager/Area Co-Ordinator*
A. Cameron	*Principal Planning Officer*
R. Ferguson	*Committee Administrator*

Also in Attendance

County Councillor H. Hartley

(Apologies for absence were received from Councillor D. Gallear and D. Heap (Barley with Wheatley Booth Parish Council.)

The following persons attended the meeting and spoke on the item indicated –

James Webber	*26/0386/FUL Full: Erection of an agricultural and woodland management storage building at Gaits House Beverley Road Blacko.*	*Minute No. 61 (a)*
Ben Coates	*26/0425/FUL Full: Erection of a dwelling (retrospective) at The Rookery, Ridge Lane, Roughlee.*	*Minute No. 61 (a)*
Jon Loach *John Horseforth*	*26/0523/FUL Full: Installation of ground mounted solar panels at Drivers Height, Well Head Road, Newchurch-in-Pendle.*	*Minute No. 61 (a)*
Darrell Stockburn	*26/0612/FUL Full: Change of use of barn to a dwelling, external alterations and erection of a single-storey extension at West Pasture Lane, Barrowford.*	*Minute No. 61 (a)*

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57. DECLARATION OF INTERESTS

Members were reminded of the legal requirements concerning the declaration of interests.

Members' attention was also drawn to the requirements of the Council's Code of Conduct relating to the disclosure of Other Registrable Interests and Non-Registrable Interests.

58. PUBLIC QUESTION TIME

There were no public questions.

59. MINUTES

RESOLVED

That the Minutes of the meeting held on 9th September 2026 be approved as a correct record and signed by the Chair.

60. POLICE MATTERS & COMMUNITY SAFETY ISSUES

The crime statistics for September 2026 had been circulated prior to the meeting. No police representative was in attendance.

Members discussed the importance of continuing to raise recurring concerns, including anti-social behaviour, the misuse of fireworks and speeding vehicles. Clarification was sought regarding the increase in assaults reported within the crime statistics.

61. PLANNING MATTERS

(a) Applications to be determined

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report of the following planning applications for determination: -

26/0386/FUL Full: Erection of an agricultural and woodland management storage building at Gaits House, Beverley Road, Blacko for Mr. James Webber.

RESOLVED

That planning permission be **granted** subject to the following conditions:-

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 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 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.

26/0425/FUL Full: Erection of a dwelling (retrospective) at The Rookery, Ridge Lane, Roughlee for Mr. Ben Coates.

RESOLVED

That planning permission be **refused** due to the following reasons:-

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.

26/0488/FUL Full (Major): Erection of 2 no. agricultural buildings and associated hardstanding to facilitate access at West Close Farm Foxen Dole Lane Higham for Blacko Properties Ltd.

RESOLVED

That planning permission be **refused** due to the following reason:-

1. The proposed development would have an unacceptable adverse impact on the landscape character and visual amenity of the area. The harm identified would substantially outweigh the benefits proposed agricultural development.

26/0523/FUL Full: Installation of ground mounted solar panels at Drivers Height, Well Head Road, Newchurch in Pendle for Mrs. Claire Loach.

RESOLVED

That planning permission be **refused** due to the following reason:-

1. The proposed development would have an unacceptable adverse impact on landscape character, appearance and natural beauty of the Forest of Bowland National Landscape. The harm arising from the development would substantially outweigh the benefits of the development.

26/0612/FUL 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 for Mr. Darren Rigby.

RESOLVED

That delegated authority be given to the Assistant Director, Planning, Building Control and Regulatory Services to approve the application subject to amended plans acceptably resolving the recommended reason for refusal and any conditions necessary.

(b) Planning Appeals

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

62. ENFORCEMENT ACTION

The Head of Legal and Democratic Services submitted an update on enforcement matters, which was noted.

63. AREA COMMITTEE BUDGET 2026/27

The Head of Legal and Democratic Services advised members that the budget for 2026/27 had fully been committed.

64. PENDLE TRAFFIC LIAISON MEETING

The minutes of the Pendle Traffic Liaison Meeting held on Monday 7 September 2026 were submitted for information.

A member raised concerns regarding ongoing parking issues in the vicinity of Blacko Primary School.

RESOLVED

That the parking issues affecting Blacko Primary School be referred to the next meeting of the Pendle Traffic Liaison Meeting.

65. FLOODING ISSUES/RISKS

a) An opportunity for any new flooding/drainage issues to be raised.

No issues were raised.

Report It on the go with Love Clean Streets - Lancashire County Council

b) Outstanding flooding/drainage issues

The following issues have been reported to LCC –

- Excess water reported on several occasions at Park Avenue at the bottom of Lower Parrock Road, Barrowford.
- Flow of water onto the A6068 from the field below Enty's Eats at Pendle Forest Sports Club.

66. OUTSTANDING ITEMS

The following items have been requested by the Committee. Updates would be submitted to a future meeting.

- Greenfield Road Car Park, Barrowford.

Chair _____