
PLANNING COMMITTEE

Wednesday, 24th June, 2026

Present: Councillor , Councillors Mike Booth, Loraine Cox, Ethan Rawcliffe, Judith Addison (Vice Chair), Stephen Button, Stewart Eaves, Paul Brown, Jordan Fox, Lance Parkinson, Steven Smithson, Kate Walsh and Munsif Dad BEM JP

Apologies: Councillors Dave Parkins and Heather Anderson

373 Appointment of Vice Chair

With consent of the committee, item 3 was taken first on the agenda

Councillor Judith Addison was nominated and voted in by majority vote to be Vice Chair of the Planning Committee 2026/27.

374 Apologies for Absence, Substitutions, Declarations of Interest and Dispensations

Apologies for Absence were given by Councillors Dave Parkins and Heather Anderson.

Councillor Munsif Dad BEM JP substituted for Councillor Dave Parkins

Declarations of interest were declared by Councillor's Jordon Fox and Lance Parkinson in relation to item 11/25/0333. Both Councillors had made separate objections as Lancashire County Councillors.

Councillor Loraine Cox declared that in her past role as a Lancashire County Councillor she regularly sat on the committee dealing with public rights of way, however Cllr Cox was happy that this would not impact her decision on item 11/25/0333.

375 Minutes of the Last Meeting

The Minutes of the last Planning Committee held on the 15th of April 2026 were submitted for approval as a correct record.

Resolved – That the minutes be received as a correct record.

376 Town and Country Planning Act 1990- Planning Applications for Determination

377 11/25/0175 - Land to the North East side of Burnley Road, Altham, BB5 5UB

Mr Adam Birkett, Chief Planning and Transformation Officer presented the application to the committee. Informing that the application site relates to land to the east of Burnley Road (A678) The site comprises a flat area of land, which includes an agricultural building with a gravel yard to the front. There is an existing access with Burnley Road which is bound by hedgerows and trees.

The proposal seeks full planning permission for the change of use from agricultural land to a mixed use, including one gypsy and traveller family pitch and agricultural storage. This would involve relocating the existing access as set out in the comments of Lancashire County Council Highways.

7 Objections had been received from neighbouring properties.

Altham Parish Council provided objections to the application as per the report.

Lancashire County Council proposed conditions as per the report.

United Utilities requested conditions as per the report.

No objections were received from Cadent Gas or Hyndburn Borough Councils Environmental Health Team.

The application was recommended for Approval.

Members discussed that the relocation of the access point to the site must be an compulsory condition in the interest of highway safety.

Resolved – The application was approved subject to the conditions set out in the report.

N.B. 1. Altham Parish Cllr Miles Parkinson – Spoke Against the application

- The number of vehicles seen on the application site exceeds the allowance.
- The proposed foul drainage could cause serious environmental and health issues.
- The proposal would involve the destruction of yet more Green Belt. It must be protected in line with the Framework.
- The Emerging LP identifies sites that are not in Green Belt, and that are suitable for gypsies and travellers.
- The proposal would have a negative impact on the character and appearance of the area.
- The proposal would have a negative impact on the local community.
- Concerns about the lack of publicity, including neighbour notification letters.
- Additionally, raise concerns about previous breaches of planning control, harm to biodiversity and ecology and other matters, including fighting, fires and waste. They have concerns that planning control will continue to be breached.

2. Michael Carr – Spoke in Support of the application

- The development would utilise grey belt land and would not fundamentally undermine the purposes of the remaining Green Belt across the area of the plan
- There is a demonstrable unmet need for the type of development proposed
- The development would be in a sustainable location, with reference to paragraphs 110 and 115 of the Framework
- The development proposed meets the requirements set out in paragraphs 156 and 157 of the Framework.

378 11/25/0333 - Land Parcel, 50 Hodder Street, Accrington, Lancashire, BB5 6SX

Mr Adam Birkett, Chief Planning and Transformation Officer presented the application to the committee. Mr Birkett informed that the application site consists of a plot of land to the south of Hodder Street, adjacent to the curtilage of No.48 Hodder Street. A public footpath

passes through the site in parallel with the gable end of No.48 Hodder Street. It is understood that a slither of land within the application site is designated as a statutory allotment site held by statute of the Allotments This proposal is seeking a planning permission for the construction of a self-build 3-bed detached dwelling with associated hardstanding, and a re-routed public footpath.

A total of 11 consultation letters had been sent to occupiers of the neighbouring properties and a site notice posted adjacent to the application site on 8th September 2025. Hyndburn Council's planning department had received a total of 3 objection letters and 1 letter of support as set out in the report. Lancashire County Council Highways and LCC Public Rights of Way team (PRoW) recommended conditions as set out in the report. Hyndburn Borough Councils Environmental Health department found that whilst this landfill is relatively old it is still of an age whereby gas production and contamination could still present a risk to sensitive human receptors and buildings. Where contamination is expected or the end use is residential, developers should provide proportionate but sufficient investigation information to determine the risk it may pose, so that the risks can be statistically reduced to an acceptable level. In the first instance, a phase one desk study will be required before commencement. This must be carried out by a competent person or company. Environmental Health Officer raises no objection. No objections were received by Cadent Gas.

The application was recommended for approval with the conditions listed in the agenda.

Members of the committee discussed the possible problems this application could cause through the building faze, highlighting that if the public footpath was inaccessible, this could cause problems for residents who regularly access the recreation ground directly behind. Questions were asked if this application would have an impact on the allotment holder's access. Adam Birkett stated that allotment access would not be affected by this application. Members emphasised that it was imperative that the footpath was reinstated. Adam Birkett reassured the committee that this was prerequisite.

Resolved – Members voted to approve the officer recommendation and grant planning permission subject to the conditions noted in the report.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed