

UPDATE REPORT



FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 1st September 2026

B2. 01/2026/TPO – Horncliffe Woodland, Bury Road, BB4 6JW

Following publication of the agenda, further information has been received from the new owner of the site confirming their intention to retain and enhance the woodland. The Council's Tree Consultant has advised that this represents a material change in circumstances since the original assessment of the need for a Tree Preservation Order (TPO) was undertaken.

In light of this, the Tree Consultant advises that a decision on whether to confirm the TPO should not be made at this stage. Instead, the new owner should be afforded the opportunity to submit an arboricultural assessment and woodland management plan for the site, together with details of any engagement with the Forestry Commission. This information can then be assessed and used to inform a future decision on whether the TPO remains necessary and whether it should be confirmed.

Accordingly, it is recommended that no decision be taken on the confirmation of the TPO at this time, pending receipt and assessment of an arboricultural assessment and woodland management plan by officers and the Council's Tree Consultant.

B7. 2026/0277 – Plot 4, Futures Park, Bacup (Non-Material Amendment)

Following initial publication of the agenda, this application has been added to the agenda as a late item, for consideration by Members.

B8. 2026/0279 – Plot 4, Futures Park, Bacup (Non-Material Amendment)

Following initial publication of the agenda, this application has been added to the agenda as a late item, for consideration by Members.

**Mike Atherton
Head of Planning**