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Trawden Community Library

Date: 05 May 2026

Trawden

Our Ref: GEN/26/0037/PREAPP

Please ask Luke Jones  
for:

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Dear Mr Ridding,

Further to your request, please find attached the informal officer advice relating to the pre-application enquiry at War Memorial, Church Street, Trawden.

Please note that every endeavour is given to ensure the advice is accurate and is reflective of current local and national planning policy. As with all planning issues the advice involves a judgement of an officer of the Council. The advice is not the same as applying for planning permission and the Council can form an alternative view on the matter should material considerations indicate it should do so.

**Pre-Application Enquiry****APPLICATION:** GEN/26/0037/PREAPP**PROPOSAL:** Erection of an 8m flag pole to rear of war memorial structure**AT:** War Memorial, Church Street, Trawden**FOR:** Adele Smith

## **Planning Policies**

### Pendle Local Plan Fourth Edition

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 SP08 (Towards Net Zero Carbon) encourages applicants to incorporate renewable and low carbon energy generation into development.

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

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 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 DM17 (Advertisements and Commercial Signage) requires signage to be sited sensitively and make a positive contribution to a safe and attractive street scene. Such sensitive locations could include historic environments and town centres.

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. The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design.

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## **Officer Advice**

The application site comprises an existing war memorial located within the Trawden Forest Conservation Area and within the defined settlement boundary of Trawden.

The proposal seeks pre-application advice on the erection of an approximately 8-metre-high flagpole positioned to the rear of the war memorial.

The erection of the flagpole constitutes operational development requiring planning permission. The display of any flag would be assessed separately under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (see note for more information).

There are no permitted development rights for the erection of a flagpole and therefore this would require a full planning application to be submitted.

If a full planning application were to be submitted, the material considerations for the proposal would be as follows:

### **Design and impact on heritage assets**

The site lies within the Trawden Forest Conservation Area, where there is a statutory duty to preserve or enhance its character and appearance. The war memorial is also a feature of local significance and contributes positively to the character of the area.

In this context, careful consideration would need to be given to the siting, design, and finish of the proposed flagpole. Whilst an 8-metre-high structure would be relatively prominent by virtue of its height and vertical emphasis, a sensitively designed and appropriately sited flagpole may be accommodated without causing harm to the character and appearance of the conservation area or the setting of the war memorial.

The proposal would need to accord with Policies SP11, DM16, DM17 and DM18 of the Pendle Local Plan Fourth Edition (2021–2040), as well as the adopted Design Principles SPD.

### **Residential amenity**

Given the nature of the development, it is unlikely that the proposal would give rise to any significant impacts in terms of residential amenity.

### **Highways**

The proposal would not be expected to have any impact on highway visibility given the position of the flagpole.

### **Conclusion**

Overall, the principle of erecting a flagpole in this location may be acceptable. However, the acceptability of the proposal would be largely dependent on demonstrating that the height, siting, and design of the flagpole preserves the character and appearance of the Trawden Forest Conservation Area and does not detract from the significance of the war memorial.

**Note**

There are restrictions on the type and display of flags under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. In particular, Schedule 1, Class H sets out categories of flags which may be displayed without express consent, subject to conditions. In addition, Part 4A places limitations on the number of flags that may be flown from a single flagstaff.

Due to the site's location within a conservation area, the display of a flag which is not explicitly listed under Schedule 1, Class H of the Regulations would require an application for advertisement consent.

Please let me know if you have any further questions or queries.

Yours faithfully

Luke Jones

Planning Officer