

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 23RD FEBRUARY, 2015**

PRESENT –

Councillor K. Hartley (Chairman – in the Chair)

Councillors

*N. Ahmed
S. Cockburn-Price
M. Goulthorp
J. Henderson
Y. Iqbal*

*A. Kerrigan
J. Starkie
I. Tweedie
G. Waugh
D. M. Whipp*

Also present:

*Councillor J. Cooney
Councillor D. Clegg*

Officers in attendance

*Neil Watson
Howard Culshaw
Joanne Eccles*

*Planning and Building Control Manager
Solicitor
Committee Administrator*



The following people attended the meeting and spoke on the items indicated –

John Willcock Emma Vine Claire Parker Mr. Nadin Adam Thomas Peter Brierley Graham Cliffe Ann Uttley Mr Thorpe	13/14/0547P Full: Major: Erection of 36 dwellings with access from The Meadows (re-submission) at land to the North of The Meadows, Colne	Minute No. 22 (a)
Darren Smith	13/14/0555P Full: Erection of single detached bungalow with associated curtilage and off street parking area at land off Skipton Road, Barnoldswick	Minute No. 22 (b)



20. DECLARATION OF INTERESTS

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

21. MINUTES

RESOLVED

That the Minutes of the meeting held on 26th January, 2015 be approved as a correct record and signed by the Chairman.

22.

PLANNING APPLICATIONS REFERRED FROM AREA COMMITTEES

(a) 13/14/0547P Full: Major: Erection of 36 dwellings with access from The Meadows (re-submission) at land to the North of The Meadows, Colne

(A site visit was carried out prior to the meeting.)

At a meeting of Colne and District Committee on 5th February, 2015 the decision to refuse this application for the reasons set out below was referred as a recommendation to this Committee as the decision represented a significant risk of costs being awarded against the Council in the event of an appeal.

- Design and Layout (not in keeping with the local area)
- Highways/Access
- Drainage

RESOLVED

That planning permission be **refused** for the following reasons –

1. The development would lead to a loss of off street parking along the Meadows and result in on street parking. The development would also be served by an access off the Meadows onto Red Lane which due to its proximity to the nearby junior school and the increase in traffic generated by the proposal would lead to a situation inimical to highway safety. The development would thus lead to unacceptable highway conditions and would result in an unacceptable danger on the public highway.
2. The design of the development is poor and cramped and does not relate to the development surrounding. This is exacerbated by the poor location of the proposed open space which is peripheral to the development and does not relate adequately to the development proposed. The development is thus contrary to Policy 13 of the adopted Replacement Pendle Local Plan and to the National Planning Policy framework with particular reference to paragraph 64.
3. The applicant has failed to demonstrate that the proposed drainage scheme can adequately address the issues of water run-off and would not lead to an increase in flood risk in the locality contrary to policy 6 “Development and Flood Risk” of the adopted Replacement Pendle Local Plan and paragraph 103 of the National Planning Policy Framework.

(b) 13/14/0555P Full: Erection of single detached bungalow with associated curtilage and off street parking area at land off Skipton Road, Barnoldswick

(A site visit was carried out prior to the meeting.)

At a meeting of West Craven Committee on 3rd February, 2015 the decision to refuse this application for the reasons set out below was referred as a recommendation to this Committee as

the decision represented a significant risk of costs being awarded against the Council in the event of an appeal.

- Design
- Cramped form of development
- Impact on amenity of existing residents and future occupiers of the bungalow

RESOLVED

That planning permission be **refused** for the following reasons -

1. The proposed siting and size of the proposed bungalow would result in a cramped form of development on this narrow plot of land. The development would be poorly designed and look out of character with the built form of other properties in the area. The development therefore fails to accord with policy 20 of the adopted Replacement Pendle Local Plan and paragraph 64 of the National Planning Policy Framework.
2. The proposed development would result in overlooking of neighbouring properties and this would lead to an unacceptable impact on the living accommodation of adjacent properties. The proposed property would be overlooked by existing properties and from public vantage points along the Leeds-Liverpool Canal leading to an unacceptable impact on the living conditions of the occupiers of the proposed property. The development therefore fails to accord with policy 13 of the adopted Replacement Pendle Local Plan.
3. The applicant has failed to demonstrate that the development can be carried out on the land without affecting the stability of the land and the retaining wall to the rear of residential properties on Roundell Road contrary to paragraphs 120-121 of the National Planning Policy Framework which requires the applicant to demonstrate to the satisfaction of the LPA that the site is safe, stable and suitable for development.

CHAIRMAN _____