

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 22nd MARCH, 2016**

PRESENT –

Councillor K. Hartley (Chairman – in the Chair)

Councillors

*E. Ansar
W. Blackburn (substitute for M. Arshad)
R. Carroll (substitute for M. Goulthorp)
Y. Iqbal
N. McEvoy (substitute for S. Cockburn – Price)
G. Roach
J. Starkie
G. Waugh
D. Whipp
N. Younis*

Also in attendance

Councillor L. Crossley

Officers in attendance

<i>Neil Watson</i>	<i>Planning, Building Control and Licensing Services Manager</i>
<i>Howard Culshaw</i>	<i>Solicitor</i>
<i>Sarah Waterworth</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillors M. Arshad, S. Cockburn-Price and M. Goulthorp)



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

<i>Elaine Clayton</i>	<i>13/15/0624P Outline; Major: Residential</i>	<i>Minute No.27(b)</i>
<i>Geoff Jackson</i>	<i>development of up to 19 dwelling houses (all</i>	
<i>Neil Hodgson</i>	<i>matters reserved) at Part filed Nos. 6777,</i>	
<i>Peter Hesketh</i>	<i>7878, and 0083 Gisburn Road, Blacko,</i>	
<i>Colin Berry</i>	<i>Nelson</i>	
<i>Richard Clark</i>		
<i>Jude Lemon</i>		
<i>Arnold Wager</i>		
<i>Janet Balderstone</i>		
<i>Robert Oliver</i>	<i>13/15/0627P Full; Change of use from</i>	<i>Minute No. 27(c)</i>
<i>Iain Lord</i>	<i>offices (B1) to shop (A1) at 55 Gisburn</i>	
	<i>Road, Barrowford</i>	

25. DECLARATION OF INTERESTS

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

26. MINUTES

RESOLVED

That the Minutes of the meeting held on 22nd February, 2016 be approved as a correct record and signed by the Chairman.

27. PLANNING APPLICATIONS REFERRED FROM AREA COMMITTEES

13/15/0573P Full: Erection of a first floor extension to the rear and insertion of a window in the first floor side elevation at 194 Barkerhouse Road, Nelson for Mr M Hussain.

At a meeting of Nelson Committee on 29th February, 2016 the decision to approve this application was referred as a recommendation to this Committee as the decision represented a significant departure from policy.

RESOLVED

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

1. The proposal would by virtue of its rearward extension and height have a materially adverse impact upon No. 196 the neighbouring property to the east in terms of overshadowing and loss of light and result in a dominating impact to the detriment of residential amenity thereby failing to accord with Policy ENV2 of the Pendle Local Plan part 1 and the Design Principles Supplementary Planning Document.

13/15/0624P Outline: Major: Residential Development of up to 19 dwelling houses (all matters reserved) at part of field No's 6777, 7878 and 0083 Gisburn Road, Blacko, Nelson for Mr Greenwood

At a meeting of Barrowford and Western Parishes Committee on 3rd March, 2016 the decision to refuse this application was referred as a recommendation to this Committee as the decision represented a significant risk of costs.

RESOLVED

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

1. the site is in an open and visually prominent location in open countryside. Its development would adversely impact the open rural character and would severely and adversely affect the character of the area. The development would not be sustainable development and would be contrary to Policy ENV1 of the adopted Pendle Local Plan Part 1: Core Strategy 2011-2030.

13/15/0627P Full: Change of use from offices (b1) to shop (A1) at 55 Gisburn Road, Barrowford for Mr G. Ford

At a meeting of Barrowford and Western Parishes Committee on 3rd March, 2016 the decision to approve this application was referred as a recommendation to this Committee as the decision represented a significant departure from policy.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be granted delegated authority to **grant** planning permission subject to receipt of a satisfactory sequential impact assessment demonstrating the site is sequentially acceptable for Barrowford.