

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 26TH NOVEMBER, 2014**

PRESENT –

Councillor K. Hartley (Chairman – in the Chair)

Councillors

*S. Cockburn-Price
M. Goulthorp
J. Henderson*

*J. Starkie
G. Waugh
D. Whipp*

Officers in attendance

<i>Neil Watson</i>	<i>Planning and Building Control Manager</i>
<i>Howard Culshaw</i>	<i>Solicitor</i>
<i>Lynne Rowland</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillors N. Ahmed, A. Kerrigan and I. Tweedie.)



The following person attended the meeting and spoke on the item indicated –

<i>Tony Zajc</i>	<i>13/14/0362P Outline: Erection of a single, two storey dwelling with associated curtilage and parking areas (All matters reserved) at land opposite 19/21 Cecil Street, Barnoldswick</i>	<i>Minute No.19</i>
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17. DECLARATION OF INTERESTS

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

18. MINUTES

RESOLVED

That the Minutes of the meeting held on 27th October, 2014 be approved as a correct record and signed by the Chairman.

**19. PLANNING APPLICATIONS
REFERRED FROM AREA COMMITTEES**

- (a) 13/14/0362P Outline: Erection of a single, two storey dwelling with associated curtilage and parking areas (All matters reserved) at land opposite 19/21 Cecil Street, Barnoldswick for Mrs S. Tattersall**

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

At a meeting of West Craven Committee on 4th November, 2014 the decision to refuse this application for the reasons set out below had been 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.

- Site was cramped and too small for satisfactory layout and design
- Access to the site was not sufficiently safe or well-defined
- The loss of trees would impact on residents' amenity in densely populated area
- Destruction of a green area and loss of vegetation

RESOLVED

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

1. The application site, by virtue of its small size is cramped and subsequently cannot accommodate a dwelling of a satisfactory layout or design, thereby failing to comply with Policy 13 of the Replacement Pendle Local Plan.
2. The proposed development would not be served by a safe or clearly defined access along Cecil Street and would therefore have an unacceptable impact on highway safety to the detriment of other road users and pedestrians.
3. The proposed development would result in the loss of trees, thereby having an adverse impact on the amenities of adjacent neighbours, contrary to Policies 13 and 14 of the Replacement Pendle Local Plan.
4. The proposed development would result in the loss of greenery and vegetation in an otherwise densely developed area to the detriment of the amenity of the locality and adjacent residents, contrary to Policy 13 of the Replacement Pendle Local Plan.

CHAIRMAN _____