

**MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT COMMITTEE  
HELD AT NELSON TOWN HALL  
ON 26<sup>TH</sup> JANUARY, 2015**

*PRESENT –*

*Councillor K. Hartley (Chairman – in the Chair)*

**Councillors**

*N. Ahmed  
S. Cockburn-Price  
J. Henderson  
A. Kerrigan*

*J. Starkie  
I. Tweedie  
G. Waugh*

**Officers in attendance**

*Kathryn Hughes  
Richard Townson  
Lynne Rowland*

*Principal Development Management Officer  
Democratic and Legal Manager  
Committee Administrator*

*(Apologies for absence were received from Councillors M. Goulthorp, Y. Iqbal and D. Whipp.)*



**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 26<sup>th</sup> November, 2014 be approved as a correct record and signed by the Chairman.

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

- (a) 13/14/0492P Full: Erection of a single storey rear extension at 301 Railway Street, Nelson for Mr J. Yunis**

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

At a meeting of Nelson Committee on 5<sup>th</sup> January, 2015 the decision to approve this application had been referred as a recommendation to this Committee as the decision represented a significant departure from policy.

The Planning and Building Control Manager advised that the scheme had been amended since being considered at Nelson Committee, but this had not lessened the impact on the neighbouring property. The officer recommendation, to refuse the application, remained the same.

**RESOLVED**

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

1. The proposed extension by virtue of its scale, projection and position immediately adjacent to the shared boundary would be overly large and dominant, having an adverse impact on the amenities of the neighbours at 299 Railway Street. The application is therefore contrary to Policy 13 of the Replacement Pendle Local Plan.

CHAIRMAN \_\_\_\_\_