

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 22ND JUNE, 2015**

PRESENT –

Councillor K. Hartley (Chairman – in the Chair)

Councillors

<i>E. Ansar</i>	<i>J. Starkie</i>
<i>Y. Iqbal</i>	<i>G. Waugh</i>
<i>A. Mahmood (substitute for M. Arshad)</i>	<i>D. Whipp</i>
<i>G. Roach</i>	<i>N. Younis</i>

Also present:

Councillor M. Iqbal
Councillor W. Blackburn

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 S. Cockburn-Price and M. Goulthorp)



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

<i>Mohammed Butt</i>	<i>13/15/0170P Full: Erection of dormer windows to front and rear elevations at 165 Every Street, Nelson</i>	<i>Minute No. 4(b)</i>
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1. DECLARATION OF INTERESTS

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

2. MINUTES

RESOLVED

That the Minutes of the meeting held on 27th May, 2015 be approved as a correct record and signed by the Chairman.

3. APPOINTMENT OF VICE-CHAIRMAN

RESOLVED

That Councillor G. Roach be appointed Vice -Chairman for the Municipal year 2015/16

4.

**PLANNING APPLICATIONS
REFERRED FROM AREA COMMITTEES**

- (a) **13/14/0558P Full: Demolition of conservatory and detached garage and erection of a part storey, part single storey side and rear extension and dormer window to the side at 4 Roundwood Avenue, Reedley, Burnley for Mr. A. Malik.**

At a meeting of Brierfield and Reedley Committee on 2nd June, 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.

RESOLVED

That planning permission be **refused** subject to the following reason:-

1. The proposed side extension would, by virtue of its proximity to a habitable room window in the side of No. 6 Roundwood Avenue, have an adverse impact upon that property in terms of overbearing impact on and loss of light to the window to the detriment of the living conditions of its resident's, thereby failing to accord with Policy 13 of the Replacement Pendle Local Plan and guidance set out in the Supplementary Planning Document: Design Principles and National Planning Policy Framework.
2. The proposed side extension is of an incoherent design not in keeping with the character of the existing house or the area, they therefore represent poor design which would harm the visual amenity of the area, they therefore represent poor design which would harm the visual amenity of the area contrary to Policy 13 of the Replacement Pendle Local Plan, the guidance set out in the Supplementary Planning Document: Design Principles and the National Planning Policy Framework.

- (b) **13/15/0170P Erection of dormer windows to front and rear elevations at 165 Every Street, Nelson for Mr M Butt.**

At the meeting of Nelson Committee on 1st June, 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.

RESOLVED

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

1. The proposed development would, by virtue of their scale, design and materials have an adverse impact on the appearance of the host property and would be detrimental to the character of the Whitefield Conservation Area contrary to Policy 10 and 13 of the Replacement Pendle Local Plan and the advice set out in the Design principles SPD.

CHAIRMAN_____