

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

PRESENT –

Councillor K. Hartley (Chairman – in the Chair)

Councillors

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

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 and S. Cockburn-Price)



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

<i>Mike Scothern Philip Oldfield Susan Crook Shelly Coffey</i>	<i>13/15/0546P Outline: Erection of 4 dwellings with garages, (assess, layout and Scale) at Land Opposite The Barn, Ben Lane, Barnoldswick.</i>	<i>Minute No.24(a)</i>
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<i>Martin Schofield Judith Douglas</i>	<i>13/15/0579P Full: Erection of single storey extension to rear and detached outbuilding to side at The Studio, Dam Head Barn, Blacko Bar road, Roughlee, Nelson</i>	<i>Minute No. 24(b)</i>
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<i>Andrew Clark</i>	<i>13/15/0611P Full: Erection of a single storey link extension between the dwelling house and detached garage (re-submission) at Stag House, Red Lane, Colne.</i>	<i>Minute No. 24(c)</i>
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22. DECLARATION OF INTERESTS

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

23.

MINUTES

RESOLVED

That the Minutes of the meeting held on 25th January, 2016 be approved as a correct record and signed by the Chairman.

24.

PLANNING APPLICATIONS REFERRED FROM AREA COMMITTEES

13/15/0546P Outline: Erection of 4 dwellings with garage (Access, Layout and Scale) at Land opposite the Barn, Ben Lane, Barnoldswick for Mr. Green

At a meeting of West Craven Committee on 2nd February, 2106 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 proposed development would lead to a situation where the increase in traffic on Ben Lane would lead to a severe and detrimental impact on highway safety contrary to Policy 31 of the adopted Replacement Pendle Local Plan and the guidance contained in Paragraph 32 of the Nation Planning Policy Framework.

13/15/0579P Full: Erection of single storey extension to rear and detached outbuilding to side at the Studio, Dam Head Barn, Blacko Bar Road, Roughlee, Nelson for Mr M. Ford

At a meeting of Barrowford and Western Parishes Committee of 4th February, 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 **granted** subject to the following conditions and reasons:-

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 location plan, DB23/1, DB23/2, DB23/3, DB23/4.
Reason: For the avoidance of doubt and in the interest of proper planning.

3. Prior to the commencement of the development samples of the materials to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. Unless approved in writing by the Local Planning Authority no ground clearance, construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials shall take place within a 12m radius of TPO No. 9, 2001.

Reason: In order to ensure protection of the tree during construction.

5. Prior to the first use of the extension hereby approved, the car parking spaces within the curtilage of the dwelling shall be surfaced and laid out in accordance with drawing DB23/1. The areas shall remain available for parking thereafter.

Reason: To ensure suitable parking provision within the site.

6. No permission is hereby granted for the erection of the proposed tractor hut shown on the submitted drawings.

Reason: The tractor hut would appear in front of the building and would look incongruous in its AONB setting in front of a listed building.

REASON

Section 38 of the Planning and Compulsory Purchase Act 2004 required that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed extension is acceptable in terms of scale, design and amenity, thereby complying with Policies ENV1 and 2 of the Local Plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

13/15/0611P Full: Erection of a single storey link extension between the dwelling house and detached garage (resubmission) at Stag House, Red Lane, Colne for Mr and Mrs Clark.

At a meeting of Colne and District Committee on 4th 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 **granted** subject to the following conditions and reasons:-

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

AHA/85/15/AC – 01

AHA/85/15/AC – 04

AHA/85/15/AC – 05

AHA/85/15/AC – 06

Reason: For the avoidance of doubt and in the interests of proper planning.

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

REASON

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that application be determined in accordance with the development plan unless material consideration indicate otherwise. The development in the judgment of the Council would not injure the openness of the Green Belt. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.