



**RESOLVED**

That a reported by submitted to the next meeting for consideration.

**113. MINUTES**

**RESOLVED**

That the Minutes of this Committee at the meeting held on 29<sup>th</sup> February, 2016 be approved as a correct record and signed by the Chairman subject to the inclusion of N. Emery in attendance.

**114. PROGRESS REPORT**

A progress report on action arising from the meeting of this Committee held 29<sup>th</sup> February, 2016 was submitted for information.

**115. POLICE ISSUES AND COMMUNITY SAFETY ISSUES**

There was no representative from the Police present.

**116. PLANNING APPLICATIONS**

**(a) Applications to be determined**

The Planning, Building Control and Licensing Services Manager submitted a report on planning applications to be determined as follows:-

**13/16/0008P Full: Change of use from offices to two dwellings and external alterations at Lancashire County Council 19-21 Carr Road, Nelson for Mr. N. Younis**

**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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: YOUN/03 dwg 02.

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

3. Prior to the commencement of the development samples of the materials to be used in the blocking up of the windows and erection of boundary walls of the development hereby permitted shall have been submitted to and approved in writing by the Local

Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

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

4. Notwithstanding any indication on the application forms or approved plans any replacement of the existing timber windows in front and gable elevations shall be of timber construction and painted finish only. The replacement windows shall not be installed until details of their design and finish have been submitted to and approved in writing by Local Planning Authority. The windows shall only be installed, and shall thereafter be maintained, in strict accordance with the approved details.

**Reason:** In order to preserve the character and appearance of the Conservation Area.

## **REASON**

***Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in terms of policy, design, amenity and highway safety. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.***

**13/16/0010P Full: Change of use of ground floor No. 42 from dwelling to retail to expand adjoining retail unit, erection of single storey front extension to form shop front and external staircase to rear at 40-42 – Glenfield Road, Nelson for Mr. S. Mahmood.**

The Planning, Building Control and Licensing Manager submitted an update at the meeting.

## **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: Location Plan, Site Plan, E1 & P1B

**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.

**REASON**

***Section 38 of the Planning and Compulsory Purchase Act 2004 required that applications determined in accordance with development plan unless material considerations indicate otherwise. It has been satisfactorily demonstrated that there are no sequentially preferable sites available that could accommodate the proposed use. The development therefore complies with the development and there are no material reasons to object to the application.***

**13/16/0032P Full: Single storey extension to rear at 53-55 Derby Street, Nelson for Mrs F Birjees**

**RESOLVED**

That planning permission be **granted** with 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:  
Location Plan 1:1250  
Block Plan 1:500  
Proposed Plan

**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 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 applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would raise no adverse Policy, Design or Amenity issues. The development therefore complied with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.***

**13/16/0068P Variation of Condition: Major: Vary condition 3 of Planning Permission 13/15/0408P (hours of operations) at War Pensions Directorate, Scholefield Mill, Brunswick Street, Nelson for Sweet Dreams.**

The Planning, Building Control and Licensing Manager submitted an update at the meeting.

**RESOLVED**

That the application be **deferred** for a site visit

**13/16/0069P Full: change of use of dwelling house (No. 89) (C3) to retail (A1) ground floor only, canopy to front, single storey extension to rear and alterations to gable elevation at 89 Regent Street, Nelson for Mr A. Ahmed.**

**RESOLVED**

That planning permission be granted subject to the following conditions which should include restricting the opening of the store until the adjacent property had been converted from a takeaway to a dwelling reason:-

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 plane:

Proposed Plan

**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.

4. The proposed change of use shall not occur unless and until the retail unit at number 85 Regent Street has lawfully ceased and its use has been changed to residential (C3)

**Reason:** In the interest of controlling retail activity in the area and protecting the vitality and viability of Nelson town centre.

**REASON**

**Section 38 of the Planning and Compulsory Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would raise no adverse Policy, Design or Amenity issues. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.**

**13/16/0078P Full: Change of use from takeaway with flat above to a dwelling house, erection of a single storey rear extension and front dormer window at 85 Regent Street, Nelson for Mr M Aslam.**

The Planning, Building Control and Licensing Manager submitted an update at the meeting.

## **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:  
LU019-P01  
LU019-P04  
LU019-P05

**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 applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would raise no adverse Policy, Design or Amenity issues. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.***

**117. ENFORCEMENT MATTERS**

The Democratic and Legal Manager submitted for information a report which gave an up-to-date position on enforcement matters.

**118. BACK STREET, BANKHOUSE ROAD, NELSON**

The Neighbourhood Services Manager reported receipt of a petition signed by 51 residents requesting that the back street be resurfaced and brought up to the level of the MUGA as when it rains water was carrying soil and loose stones and blocking the gutters causing issues for residents.

**RESOLVED**

That the petition be noted.

**119. RESIDENTS- ONLY PARKING SCHEME – RHODA STREET, NELSON**

The Neighbourhood Services Manager reported receipt of a petition signed by 15 residents of Rhoda Street, Nelson requesting that residents only parking be installed.

**RESOLVED**

That the request for residents only parking be noted.

**120. CAPITAL PROGRAMME 2015/16**

The Neighbourhood Services Manager submitted a report regarding the committees 2015/16 capital programme.

A late bid was submitted to the meeting: - Jet washing to Back Every/Forest Street - £250

**RESOLVED**

- (1) That the schemes listed in Appendix 1 which have funding agreed be noted.
- (2) That the new bid of £15,000 for Nelson Town Centre Premises Improvement Gants be noted.
- (3) That the late bid of £250 for Jet washing Back Every/ Forest Street be allocated from the 2015/16 capital programme.
- (4) That the underspend remaining in the 2015/16 Ward Initiative fund be rescinded.

**REASON**

***To enable the capital programme to be allocated efficiently and effectively.***

**121.**

**ENVIRONMENTAL BLIGHT**

The Neighbourhood Services Manager submitted a report regarding new and existing blight sites within Nelson.

**RESOLVED**

That the report be noted

**122.**

**VACANT HOMES**

The Housing, Health and Economic Development Services Manager submitted for information a report regarding vacant homes in Nelson.

Chairman: \_\_\_\_\_