

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 24th OCTOBER, 2016**

PRESENT –

Councillor D. Whalley (Vice - Chairman – in the Chair)

Councillors

<i>E. Ansar</i>	<i>D. Lord</i>
<i>T. Cooney</i>	<i>Y. Iqbal</i>
<i>L. Crossley (substitute for J. Starkie)</i>	<i>D. M. Whipp</i>
<i>M. Goulthorp</i>	

(Apologies were received from Councillors M. Arshad, K. Hartley, J. Starkie and G. Waugh)

Also in attendance

Councillor M. Iqbal

Officers in attendance

<i>Neil Watson</i>	<i>Planning, Building Control and Licensing Services Manager</i>
<i>Howard Culshaw</i>	<i>Legal Services Manager</i>
<i>Sarah Waterworth</i>	<i>Committee Administrator</i>



11. DECLARATION OF INTERESTS

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

12. MINUTES

RESOLVED

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

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

(a) 16/0439/HHO Full: Erection of dormers to front and rear at 50 Swaine Street, Nelson, Lancashire for Mr S Aftab.

At a meeting of Nelson Committee on 3rd October, 2016 the decision to approve this application was referred as a recommendation to this Committee as the decision was 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. The significance will be harmed through the alteration of the heritage asset where the harm would be much greater weighted against the individuals benefit of creating further bedroom space with no public benefit contrary to Paragraph 134 of the National Planning Policy Framework (NPPF), Policies ENV1 and ENV2 of the Core Strategy Local Plan Part 1 and the advice set out in the Design principles SPD.

(b) 16/0440/HHO Full: Erection of dormers to front and rear at 3 School Street, Nelson, Lancashire for Mr A Anwar.

At a meeting of Nelson Committee on 3rd October, 2016 the decision to approve this application was referred as a recommendation to this Committee as the decision was 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. The significance will be harmed through the alteration of the heritage asset where the harm would be much greater weighted against the individuals benefit of creating further bedroom space with no public benefit contrary to Paragraph 134 of the National Planning Policy Framework (NPPF), Policies ENV1 and ENV2 of the Core Strategy Local Plan Part 1 and the advice set out in the Design principles SPD.

(c) 16/0531/HHO Full: Erection of dormer windows to front and rear at 55-57 St Mary's Street, Nelson for Mr Zaman.

At the meeting of Nelson Committee on 3rd October, 2016 the decision to approve this application was referred as a recommendation to this Committee as the decision was a significant departure from policy.

RESOLVED

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

1. The proposed dormer windows would lead to a considerable reduction in the design quality of the area to the detriment of the character and appearance of the Whitefield Conservation Area due to their scale, siting, design and materials contrary to policies ENV1 and ENV2 of the Pendle Local Plan: Part 1 and the Conservation Area Design and Development Guidance SPD.

Development Management Committee (24.10.2016)

(d) 16/0532/HHO Full: Erection of dormer windows to front and rear at 53 St. Mary's Street, Nelson for Mr Zaman.

At the meeting of Nelson Committee on 3rd October, 2016 the decision to approve this was referred as a recommendation to this Committee as the decision was a significant departure from Policy.

RESOLVED

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

1. The proposed dormer windows would lead to a considerable reduction in the design quality of the area to the detriment of the character and appearance of the Whitefield Conservation Area due to their scale, siting, design and materials contrary to policies ENV1 and ENV2 of the Pendle Local Plan: Part 1 and the Conservation Area Design and Development Guidance SPD.

CHAIRMAN_____