

**MINUTES OF A MEETING OF NELSON COMMITTEE
HELD AT NELSON TOWN HALL
ON 6TH MARCH 2017**

PRESENT –

Councillor M. Ammer (Chairman - in the Chair)

<i>Councillors</i>	<i>Co-optees</i>	<i>Police Representative</i>
<i>G. Adam</i> <i>N. Ahmed</i> <i>W. Blackburn</i> <i>E. Ansar</i> <i>J. Henderson</i> <i>M. Iqbal</i> <i>A. Mahmood</i> <i>B. Parker</i> <i>M. Sakib</i> <i>K. Shore</i> <i>D. Whalley</i> <i>S. Wicks</i> <i>N. Younis</i>	<i>N. Emery – Nelson Town Centre Partnership</i>	<i>Inspector Goodall</i>

(Apologies were received from Councillor T. Cooney)

Officers in attendance:

<i>Julie Whittaker</i>	<i>Housing, Health and Economic Regeneration Manager and Area Co-ordinator</i>
<i>Kathryn Hughes</i>	<i>Principle Development Management Officer</i>
<i>Sarah Waterworth</i>	<i>Committee Administrator</i>

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The following person attended the meeting and spoke on the item indicated:

<i>Jessica Holt</i>	<i>16/0822/FUL Full: Change of use from dwelling (C3) to retail shop (A1) (with living accommodation above), erection of single storey extension to front and installation of new shop front at 113 Halifax Road, Nelson.</i>	<i>Minute No. 138 (a)</i>
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133. DECLARATION OF INTERESTS

Members were reminded of the requirements of the Member Code of Conduct concerning the Declaration of Interests.

134. PUBLIC QUESTION TIME

There were no questions raised from members of the public.

135. MINUTES

RESOLVED

That the Minutes of this Committee at the meeting held on 9th February, 2017 be approved as a correct record and signed by the Chairman.

136. POLICE AND COMMUNITY SAFETY ISSUES

Inspector Goodall reported that all crime within Pendle had increased by 7.7% and that there had been a high level of inquisitive crime, with an increase of 36 offences, 12.2% compared to the same period last year. Discussion where to take place with the Police and Councillors with regards informing residents about safety.

Councillor Younis believed that there had been an increased in low level crime since the closure of the drug rehabilitation centre in Nelson. He felt that as there was no longer support for certain individuals, they were reverting back to low level crime to feed their habits.

Inspector Goodall said he would try to arrange a meeting with the various agencies and Councillors to address this issue.

137. PROGRESS REPORT

A progress report on action arising from the meeting of this Committee held 9th February, 2017 was submitted for information.

138. 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:-

16/0509/VAR Full: variation of Condition: Vary condition 2 of planning permission 13/12/0142P to allow opening hours of 08.00-20.00 at Leeds Road Service Station, 112 Leeds Road, Nelson.

RESOLVED

That planning permission be **granted** subject to following conditions and reasons:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 location plan, 1:500 site plan, 6.105.

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

2. Within one month of the date of this permission. A scheme detailing the surface-water regulation system installed at the site shall be submitted to and approved in writing by the Local Planning Authority. Should the system require any further works, they shall be completed in accordance with the approved plans within a timescale to be first agreed in writing with the Local Planning Authority.

Reason: To control surface water run-off.

3. The use hereby permitted shall not be conducted outside the hours of 08.00 to 20.00 Monday to Saturday and 09.00 to 18.00 on Sunday and Bank Holidays

Reason: In the interests of amenity

4. Any external Lighting at the site shall be turned off when the premises are closed for business.

Reason: In the interests of amenity.

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 variation of condition is acceptable in terms of residential amenity. 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.

16/0724HHO Full: Erection of dormer to front slope and single extension to the rear at 239 Railway Street, Nelson for Mr R M Asif.

A site visit was carried out prior to the meeting.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be granted delegated authority to granted consent, in consultation with the chairman, subject to the receipt of amended plans regarding the design

16/00822/FUL Full: Change of use from dwelling (C3) to retail shop (A1) (with living accommodation above), erection of single storey extension to front and installation of new shop front at 113 Halifax Road, Nelson for Mr Naveed Haider

RESOLVED

That planning permission be **granted** subject the following conditions and reasons:-

- (1) The development permitted shall be begun before the expiration of three years from the date of the permission.

Reason: This condition is required to be imposed by virtue of Section 91(1) of the Town and Country Planning Act 1990.

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

01 dated 14 December, 2017.

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

- (3) The materials to be used on the elevations and roof of the development hereby approved shall at all times 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: In order to ensure that materials used on the development are appropriate to the area.

- (4) The development shall be used for A1 convenience retail use only and for no other purpose in Class A of Schedule 2 part 3 of the Town and country Planning (General Permitted Development) (England) Order 2015 or any re-enacting that Order with or without modification. There shall also be no permitted change at any time to A", A£ or D2 either on a temporary or permanent basis.

Reason: The policy allows for A1 retail use in order to fulfil a local need for convenience shopping within that area.

- (5) No customer shall be allowed to remain on the premises outside the following hours: 8am until 10pm Monday to Sunday including Bank Holidays.

Reason: In the interests of residential amenity.

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 change of use of the property into a retail shop is acceptable in this location to serve a local need in line with local plan policy. The proposals would not result in any undue impact to neighbouring residential amenities of 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.

(b) Planning Appeals

16/0396/FUL	Appeal against refusal of planning permission for Sub-division of existing retails (A1) unit at ground floor level to create retail unit and café/restaurant (A3), with alterations to shop front and installation of flue to rear roof slope at 115 Manchester Road, Nelson. BB9 7HB. Allowed 31.01.2017
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REASON

To achieve a capital receipt and end all liabilities.

142.

ITEMS FOR DISCUSSION

(a) Crossing on Netherfield Road.

Councillor Whalley explained that he had received complaints from residents of Netherfield Gardens as they were struggling to cross Netherfield Road and would it be possible for a crossing to be installed.

The Chairman explained that this was a Lancashire County Council issue and would be referred to the Traffic liaison Meeting.

(b) Information Boards at Nelson Bus Station

Councillor Whalley asked why the electronic bus timetables were not in use at the bus station.

It was reported that the signs belonged to a private company who would not agree to switch them back on.

Chairman: _____