

**MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT COMMITTEE  
HELD AT NELSON TOWN HALL  
ON 24<sup>TH</sup> MAY, 2017**

*PRESENT –*

*Councillor K. Hartley - (Chairman – in the Chair)*

**Councillors**

*E. Ansar  
M. Arshad  
R. E. Carroll  
L. M. Crossley  
M. Iqbal  
Y. Iqbal  
J. Starkie  
G. Waugh  
N. Younis*

**Officers in attendance**

<i>Neil Watson</i>	<i>Planning, Building Control and Licensing Services Manager</i>
<i>Barbara Kay</i>	<i>Solicitor</i>
<i>Joanne Eccles</i>	<i>Committee Administrator</i>

*(Apologies were received from Councillor D. M. Whipp.)*



*The following people attended the meeting and spoke on the item indicated –*

<i>A. Roland</i>	<i>17/0128/FUL Full: Erection of detached</i>	<i>Minute No. 28(d)</i>
<i>A. Alderson</i>	<i>dwellinghouse at Land adjacent pasture</i>	
	<i>Barn East, Pasture Lane, Barrowford</i>	

**26. DECLARATION OF INTERESTS**

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

**27. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 12<sup>th</sup> April, 2017 be approved as a correct record and signed by the Chairman.

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

**(a) 16/0810/HHO Full: Erection of part two storey, part single storey rear extension at 106 Regent Street, Nelson for Mr Carter**

At a meeting of Nelson Committee on 8<sup>th</sup> May, 2017 the decision to approve this application was referred as a recommendation to this Committee as the decision would represent a significant

departure from policy.

**RESOLVED**

That planning permission be **refused** for the following reason –

1. The proposed development, by virtue of its scale and massing, would have an adverse impact on the amenities of the adjoining property, owing to its proximity to adjacent windows. The application thereby fails to accord with Policy ENV2 of the Local Plan and guidance within the Design Principles SPD.

**(b) 17/0008/OUT Outline: Major: Erection of 70 dwelling houses with access off Moorside Avenue with ancillary works (Access and Layout only) at land to the East of Moorside Avenue, Brierfield for Admergill Avalon**

This application had been brought before the Committee as it was a housing development of more than 60 houses.

The Planning Manager, Building Control and Licensing Services Manager reported that due to a technicality the applicant had agreed that the application would not be considered at this meeting.

**RESOLVED**

That consideration of this planning application be deferred until the next meeting.

**(c) 17/0042/HHO Full: Erection of two storey extension to rear, including first floor balcony at 10 Reedyford Road, Nelson for Mr Mohibur Rahman**

At a meeting of Nelson Committee on 8<sup>th</sup> May, 2017 the decision to approve this application was referred as a recommendation to this Committee as the decision would represent a significant departure from policy.

**RESOLVED**

That planning permission be **refused** for the following reason –

1. The proposed two storey extension, due to its rearward projection and proximity to the boundary of No.105 Reedyford Road, would result in an overbearing impact upon and unacceptable loss of light to the rear of that property and thus unacceptable harm to the residential amenity of its occupants contrary to Policy ENV2 of the adopted Pendle Local Plan Part 1: Core Strategy and the guidance of the adopted Design Principles Supplementary Planning Document.

**(d) 17/0128/FUL Full: Erection of detached dwellinghouse at Land adjacent Pasture Barn East, Pasture Lane, Barrowford for Mr and Mrs Alderson**

At a meeting of Barrowford and Western Parishes Committee on 8<sup>th</sup> May, 2017 the decision to approve this application was referred as a recommendation to this Committee as the decision would represent a significant departure from policy.

**RESOLVED**

That the Planning, Building Control and Licensing Services Manager be delegated authority to **grant consent** subject to a satisfactory design and appropriate materials being agreed in consultation with the Chairman of Barrowford and Western Parishes Committee.

Development Management Committee (24.05.2017)

CHAIRMAN \_\_\_\_\_