

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 18TH DECEMBER, 2017**

PRESENT –

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

Councillors

*W. Blackburn
T. Cooney
M. Goulthorp
Y. Iqbal
J. Starkie
G. Waugh
D. Whipp
N. Younis*

Also in Attendance

Councillors

*N. Ahmed
J. Nixon
P. White*

Officers

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



47. DECLARATION OF INTERESTS

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

48. MINUTES

RESOLVED

That the Minutes of the meeting held on 27th November, 2017 be approved as a correct record and signed by the Chairman.

49.

**PLANNING APPLICATIONS
REFERRED FROM AREA COMMITTEES**

- (a) **17/0540/FUL Full: Retain external timber staircase and roof terrace to rear elevation (retrospective) at 82 Albert Road, Colne for Mr Reece Smith.**

RESOLVED

- (1) That planning permission be **refused** for the following reason:-
1. The design and materials used for the development have a detrimental impact on the building and the conservation area. The scheme is visually detrimental to the designated heritage asset and its setting and whilst the harm is less than significant that harm is not outweighed by any public benefits. As such the development fails to accord with Policies ENV1 and SUP4 of the Pendle Borough Local Plan Part 1: Core Strategy (2011-2030) Conservation Area Design and Development Guidance Supplementary Planning Document and paragraph 134 of the Nation Planning Policy Framework.
- (2) That the Planning, Building Control and Licensing Services Manager be granted delegated authority to serve an Enforcement Notice once discussions had taken place with the owner regarding the timescale of compliance.

CHAIRMAN_____