

**MINUTES OF A MEETING OF NELSON COMMITTEE
HELD AT NELSON TOWN HALL
ON 5TH AUGUST 2019**

PRESENT –

Councillor M. Sakib (Chairman – in the Chair)

Councillors

Co-optees

*Nadeem Ahmed
Z. Ali
M. Aslam
T. A. Cooney
J. Henderson
M. Iqbal
A. Mahmood
N. McGowan
K. Shore
Y. Tennant
S. Wicks*

Nick Emery (Nelson Town Team)

Officers in attendance:

<i>Julie Whittaker</i>	<i>Housing, Health and Engineering Services Manager (Area Co-ordinator)</i>
<i>Alex Cameron</i>	<i>Planning Officer</i>
<i>Sarah Waterworth</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillors G. Adam and E. Ansar and S. Sawar, Nelson Town Council)

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

<i>U. Farque</i>	<i>19/343/VAR Full: Variation of Conditions: Vary Condition 2 (Plans), Condition 5 (Parking Layout) and Removal of Condition 4 (Trade Sales Only) of Planning Permission 18/0348/FUL at Darwil House, Bradley Hall Road, Nelson</i>	<i>Minute No. 42</i>
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37.

MINUTES SILENCE

On behalf of the Committee, the Chairman expressed condolences at the recent death of former Borough Councillor Tony Beckett and paid tribute to his many years of service to the people of Pendle. Tribute was also paid to the former Mayoress of Pendle, Rose Adam who had died recently.

The meeting stood in silence for one minute as a mark of respect.

38. DECLARATIONS OF INTERESTS

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

39. PUBLIC QUESTION TIME

There were no questions raised from members of the public.

40. MINUTES

RESOLVED

That the Minutes of the meeting held 1st July, 2019 be approved as a correct record and signed by the Chairman.

41. PROGRESS REPORT

A progress report on action arising from the meeting of this Committee held on 1st July, 2019 was submitted for information.

42. PLANNING APPLICATIONS

Applications to be determined

19/0236/HHO Full: Erection of roof dormers to front and rear at 28 Camden Street, Nelson for Mr Taswar Anjum

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 Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: U34-P01, U34-P02.

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

3. All Materials to be used in the elevations 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: 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 is acceptable in all relevant regards. 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.

19/0292/FUL Full: Change of use of a ground floor taxi office (SG) to a Hot Food Takeaway (Use Class 5) and erection of an external flue to rear (retrospective) and bin store to land at rear at 113 Leeds Road, Nelson for Mr Raja Asim Hussain

The Planning Officer reported that the application had been withdrawn prior to the meeting.

19/0343/VAR Full: Variation of Conditions: Vary Condition 2 (Plans), Condition 5 (Parking Layout) and Removal of Condition 4 (Trade Sales Only) of Planning Permission 18/0348/FUL at Darwil House, Bradley Hall Road, Nelson for Mrs R Ahmed

RESOLVED

That consideration of the application be **deferred** to the next meeting to allow the applicant to have discussions with the planning officer regarding the sequential assessment.

19/0524/HHO Full: Erection of single storey rear extension and dormers to front and rear roof slopes at 131 Fir Street, Nelson for Mr Abdul Ghani

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 strict accordance with the following approved plans; U43; P01 and P02.

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

3. All materials to be used for the proposed development hereby approved shall be as stated on the application form and approved drawings and they shall not be varied without the prior written permission of the Local Planning Authority.

Reason: Those materials are appropriate for the development and site.

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 development would be acceptable in terms of design, residential amenity and the road network. 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.

43. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

The Head of Legal Services submitted, for information, a report on outstanding enforcement cases in Nelson.

44. CAPITAL PROGRAMME 2019/20

The Housing, Health and Engineering Services Manager submitted a report on the Committees 2019/20 capital programme.

RESOLVED

That the report be noted.

45. DISPOSAL OF LAND AT QUEEN STREET, NELSON

The Chief Executive submitted a report, which recommend that the Members request the Policy and Resources Committee to declare the land shown edged black on the plan submitted surplus to requirements.

RECOMMENDATION

- (1) The Policy and Resources Committee be recommended to declare the land surplus and authorise the Chief Executive to invite offers of interest to use the land in parts or the whole for car parking from adjacent businesses.
- (2) The Chief Executive be granted delegated approval to consider all offers and agree terms with interested parties.

REASON

To provide an opportunity for local businesses to secure dedicated customer car parking, to remove any maintenance liability from the Council as land owner and to generate a capital receipt.

46. VACANT HOUSES

The Housing, Health & Engineering Manager submitted a report regarding the position of the management of vacant houses in Nelson.

RESOLVED

That the report be noted.

47. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report regarding environmental crime action in the Nelson area for the period 1st April to 30th June, 2019.

Members had concerns that they had received complaints from residents as a number of bins had not been emptied across Nelson.

RESOLVED

That the Environmental Waste Services Manager be requested to attend the next meeting of this committee to explain why bins weren't being emptied.

48. ITEMS FOR DISCUSSION

Condition of Walverden Park play area.

Councillor Z. Ali explained that Nelson Town Council had done an inspection of several parks in Nelson and found the play area at Walverden Park, which is not owned by the Town Council, was in a poor state. Some of the equipment was unsafe for children to play on.

RESOLVED

That the Environmental Waste Services Manager be requested to visit the park and urgent repairs be undertaken.

REASON

To ensure the play area is safe for children to use.

Chairman _____