

**MINUTES OF A MEETING OF NELSON COMMITTEE
HELD REMOTELY VIA MICROSOFT OFFICE TEAMS
ON 3rd AUGUST, 2020**

PRESENT –

Councillor M. Sakib (Chairman – in the chair)

Councillors

*N. Ahmed
Z. Ali
E. Ansar
M. Aslam
T. Cooney
N. McGowan
A. Mahmood
Y. Tennant*

Co-optees

N. Emery (Nelson Town Centre Partnership)

(Apologies for absence were received from Councillors G. Adam and M. Iqbal).

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>Jane Watson</i>	<i>Head of Democratic Services</i>



19. DECLARATION OF INTERESTS

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

20. PUBLIC QUESTION TIME

There were no questions from members of the public.

21. MINUTES

RESOLVED

That the Minutes of the meeting held on 6th July, 2020 be approved as a correct record and signed by the Chairman.

22. PROGRESS REPORT

A progress report on actions arising from the last meeting was submitted for information.

23. PLANNING APPLICATIONS

(a) Applications to be determined

The Planning, Economic Development and Regulatory Services Manager submitted a report on planning applications to be determined as follows:-

20/0157/HHO Full: Erection of front and rear dormers and removal of chimney stack at 59 Bentley Street, Nelson for Mr. Sadakat Hussain

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 accordance with the following approved plans: BRO-02-20, BRO-01-20, Location Plan Scale 1:1250 and Site Plan Scale 1:200.

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

3. Notwithstanding the submitted plans, all the external materials to be used in the elevations and roof of the dormers hereby permitted shall match those of the existing building in colour, form and texture and there shall be no variation without the prior consent of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

REASON FOR DECISION

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 would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. 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.

20/0196/FUL Full: Change of use of a veterinary surgery to a retail shop at ground floor, a flat at first floor and installation of a shop front at 265 Leeds Road, Nelson for Mr. Dominic Dean

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 accordance with the following approved plans: DEAN/04 Dwg 00, DEAN/04 Dwg 02, DEAN/04 Dwg 03.

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

Note: The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

REASON FOR DECISION

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 terms of design, amenity and highway safety. The development is therefore compliant 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.

20/0263/HHO Full: Insert dormer to front roof slope at 92 Beaufort Street, Nelson for Mr. Muneeb Sarwar

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 accordance with the following approved plans: Location Plan, Block Plan, proposed Elevations Amendment 1A.

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

3. All materials to be used in the elevations and roof 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 FOR DECISION

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 has been determined to be acceptable in terms of design, amenity and 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.

24. ENFORCEMENT/UNAUTHORISED USES

Update on Enforcement Matters

The Head of Legal Services submitted an update on enforcement matters.

25. CAPITAL PROGRAMME 2020/21

A report on the Committee's Capital Programme for 2020/21 was submitted for consideration.

Committee were asked to consider a new bid for £3,000 towards a new flight of steps and a handrail to replace the existing failing steps and handrail at Southfield Street Steps – the estimated cost of the scheme was £5,132. The Committee were advised that the balance remaining in its Capital Programme for 2020/21 was £1,000.

RESOLVED

- (1) That it be noted that only the schemes listed in Appendices 1 attached to the report had been approved funding.
- (2) That due to the limited funds remaining in the Committee's Capital Programme for 2020/21 the bid for £3,000 for replacement steps and handrail at Southfield Street Steps be noted but considered at a later date should there be any de-allocations from already committed bids. In the meantime the bid be referred to Nelson Town Council for consideration.

REASON

To enable the capital programme to be allocated efficiently and effectively.

26. ITEMS FOR DISCUSSION

(a) Spring Bank Buildings, Every Street, Nelson

It was reported that there were two issues with this building. Firstly residents were concerned that materials were being burnt on the premises which resulted in nuisance from smoke and fumes. Secondly it was felt that there was a potential planning breach as the premises was being used for retail purposes.

Both Environmental Health Officers and Planning Officers were aware of the above issues.

RESOLVED

That a report be submitted to the next meeting setting out the current position regarding the issues with smoke and fumes and the potential planning breach at Spring Bank Buildings, Every Street, Nelson.

REASON

To address the concerns raised by residents and in the interests of residential amenity.

(b) Derelict Building, Temple Street, Nelson

It was reported that the former Church on Temple Street, Nelson was partly derelict and rubbish was being dumped on the site. It was suggested a Section 215 Notice be served to clear the site.

RESOLVED

That a report be submitted to the next meeting on options available to clear the site.

REASON

In the interests of the locality.

(c) Former Nursery Site, Barkerhouse Road, Nelson

The former nursery site on Barkerhouse Road, Nelson had been vacant for a good number of years and appeared abandoned and overgrown. It was mentioned that planning permission had been granted on the site for residential development a few years ago but this had not been progressed.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager be asked to submit a report to the next meeting on the current position with the former nursery site, Barkerhouse Road, Nelson.

REASON

To address the concerns of residents and to bring back an abandoned site into use.

27. OUTSTANDING ITEMS

The following items have been requested by the Committee. Reports will be submitted to a future meeting:

60-92 Lonsdale Street, Nelson – Resident's Only Parking Scheme (02.03.2020)

46-74 Holly Street, Nelson – Resident's Only Parking Scheme (02.03.2020)

28. EXCLUSION OF PUBLIC AND PRESS

Members agreed to exclude the public and press from the meeting during the following item of business in pursuance of the power contained in Section 100(A) (4) of the Local Government Act, 1972 as amended when it was likely, in view of the nature of the proceedings or the business to be transacted, that there would be disclosure of exempt information which was likely to reveal the identity of an individual.

29. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report on environmental crime action for Quarter 4 (1st January to 31st March, 2020) and Quarter 1 (1st April to 30th June, 2020).

RESOLVED

- (1) That the report be noted.
- (2) That this Committee expresses its thanks to the Environmental Services Team for the work taken to address the actions in the report and that the time and effort taken in achieving these results was appreciated.

REASON

To keep Members informed of any environmental crime action taken.

Chairman _____