



EXTRAORDINARY MEETING OF THE
COUNCIL

TO BE HELD ON

THURSDAY 17th NOVEMBER, 2022

AT 7.00 p.m.

IN THE COUNCIL CHAMBER AT NELSON TOWN HALL

Minutes of all meetings held since the last Council meeting can be accessed via the Council's website www.pendle.gov.uk followed by the "Council" tab.

For further information please contact
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ROSE ROUSE, CHIEF EXECUTIVE

If you would like this information in a way which is better for you, please telephone us.



اگر آپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں، جو کہ
آپ کے لئے زیادہ مفید ہو تو براہ مہربانی ہمیں بتائیے۔

Under the Openness of Local Government Bodies 2014, people attending open meetings can film, audio record, take photographs or use social media. Oral commentary is not allowed during meetings as it would be disruptive. If you are attending a meeting you need to be aware that you may be filmed by others attending. This is not within our control.



AGENDA

PART I

1. Apologies
2. Declarations of Interest

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

A Member must declare a disclosable pecuniary interest which he/she has in any item on the agenda. A Member with a disclosable pecuniary interest in any item may not participate in any discussion of the matter at the meeting and must not participate in any vote taken on the matter at the meeting.

In addition the Council's Standing Orders require a Member with a disclosable pecuniary interest to leave the room where the meeting is held while any discussion or voting takes place.

3. Planning Matters

Applications to be determined

To consider the attached report from the Planning, Economic Development and Regulatory Services Manager.

Application No.	Proposal and Location	Page No.
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PART 1

20/0047/LBC	Listed Building Consent: Conversion of the mill to 36 residential apartments (Use Class C3) and external alterations at Brierfield Mill, Brierfield (Northlight)	3
22/0222/FUL	Full: Major: Proposed development of B2/B8 commercial units with associated parking, infrastructure and altered access following from the previous approved phase at former Spring Gardens Mill, Spring Gardens Road, Colne	8
22/0283/HHO	Full: Erection of a single storey rear extension at 5 Becks Close, Trawden	20
22/0424/FUL	Full: Major: Demolition of existing buildings and erection of 12 dwelling houses with associated infrastructure at former Roaming Roosters, Fence	24
22/0428/ADV	Advertisement Consent: Erection of 1 fascia sign	33

	installed to the shopfront of the property (non-illuminated) at 16 Fernlea Avenue, Barnoldswick	
22/0430/FUL	Full: Erection of a pair of semi-detached dwellings at Dam Head Studio, Blacko Bar Road, Roughlee	36
22/0495/REM	Reserved Matters: Major: Application for the erection of 19 dwellings (appearance, landscaping and scale) of outline planning permission 19/0900/OUT on land to the east of Bowland View, Brierfield	45
22/0580/FUL	Full: Erection of a two storey rear extension with attic conversion, dormer extension to the front and side dormers to the rear within the roof space of the new proposed extension and alterations to vehicular access changes at 213 Hibson Road, Nelson	51
22/0590/HHO	Full: Erection of single storey extension to the rear with flat roof and roof lantern at 5 Wharfedale Avenue, Reedley	55
22/0591/HHO	Full: Erection of two storey side extension and single storey extension to rear with roof lantern at 181 Regent Street, Nelson	58
22/0598/HHO	Full: Demolition of existing single storey outriggers and erection of single storey extension to south elevation (resubmission) at Cross Lane Farm, Cross Lane, Barley	63
22/0660/FUL	Full: Erection of perimeter fencing (2.4m height) and entrance gates on the garage site to the north of 203 to 205 Barkerhouse Road, Nelson	70
22/0673/CND	Approval of Details Reserved by Condition: Discharge of Condition 11 (retaining structure details) and 13 (landscaping) of planning permission 13/15/0178P on land to the west of Knotts Drive, Colne	73
PART 2		
21/0372/VAR	Full: Variation of Condition: Vary Condition 4 (retention of stone wall) of planning permission 20/0488/VAR at 18-19 School Lane, Colne	77
21/0481/FUL	Full: Erection of six detached dwellings and garages with new estate road and associated landscaping on land to the rear of 8 Birch Hall Lane, Earby	82
22/0047/TDC	Technical Details Consent: Erection of 4 detached dwellings (Permission in Principle 20/0524/PIP) on land to the north of Rockwood Lodge, Halifax Road, Nelson	94

22/0167/CEU	Certificate of Lawful Use (S191 Existing Development): Use of agricultural building for livestock at Tower Farm, Gisburn Road, Blacko	103
22/0201/HHO	Full: Erection of roof lift to alter dormer bungalow to two storey house at 110 Castle Road, Colne	106
22/0202/HHO	Full: Erection of a first floor rear extension at 151 Regent Street, Nelson	109
22/0241/HHO	Full: Erection of a single storey rear extension at 10 Edge End Avenue, Brierfield	112
22/0265/HHO	Full: Demolition of existing kitchen and erection of single storey rear extension at 31 Farrer Street, Nelson	115
22/0276/HHO	Full: First floor extension and internal alterations at 144 Langroyd Road, Colne	119
22/0277/HHO	Full: Proposed single storey rear extension, first floor side rear extension and first floor front balcony and rear Juliet balcony at 6 Wharfedale Avenue, Reedley	121
22/0280/HHO	Full: Proposed front and rear dormer and rear extension at 22 Stone Edge Road, Barrowford	124
22/0282/HHO	Full: Proposed part two storey and single storey side extension at Harpers House, Harpers Lane, Fence	126
22/0286/FUL	Full: Installation of 295kw biomass boiler and associated flue at Knarrs Hill Cottage, Warley Wise Lane, Colne	128
22/0288/CND	Approval of Details Reserved by condition of discharge of condition 3 (materials) condition 4 (drainage) and condition 6 (landscaping) of planning permission 21/0216/FUL at 534 Colne Road, Reedley	132
22/0292/FUL	Full: Demolition of shed and erection of a domestic workshop and landscaping, including groundworks and timber decking at 3 Ousel Rock, Roughlee	135
22/0327/HHO	Full: Retrospective application for single storey extension to rear at 154 Halifax Road, Brierfield	139
22/0335/HHO	Full: Erection of a single storey extension to rear at 77-79 Pendle Street, Nelson	142
22/0348/HHO	Full: Proposed external amendments and rear canopy at 147 Wheatley Lane Road, Barrowford	145
22/0370/FUL	Full: Erect a detached dwelling house on land adjacent to Castercliffe Cottage, Walton Lane, Nelson	148

22/0374/HHO	Full: Proposed first floor extension over existing garage and internal alterations at 1 Beckside Close, Trawden	156
22/0377/ADV	Advertisement Consent: Display of 2 illuminated fascia signs, 31 non-illuminated fascia and direction and information signs at B&Q, Churchill Way, Brierfield	160
22/0396/HHO	Full: Front and rear dormer extension with associated internal works and site alterations at 77 Reedley Road, Reedley	166
22/0401/CND	Approval of Details Reserved by Condition: Discharge of condition 22 (landscape management plan – open space areas) of planning permission 19.0901/FUL on the housing development on the site of the former J. Nelson Sports Club, Wickworth Street, Nelson	170
22/0406/CND	Approval of Details Reserved by Condition: Discharge of conditions 4 (landscape management and maintenance) 7 (foul and surface water drainage) 12 (car parking) and 18 (footpath lighting scheme) of planning permission 19/0801/FUL on the development site at the former recreation ground Harrison Drive, Colne	172
22/0409/HHO	Full: Erection of single storey extension to the rear at 48 Lowthwaite Drive, Nelson	175
22/0417/FUL	Full: Conversion and extension of existing outbuilding to create a single dwelling at 147 Wheatley Lane Road, Barrowford	178
22/0454/CND	Approval of Details Reserved by Condition: Discharge of condition 3 (materials) of planning permission 19/0752/FUL at the Markazi Jamia Ghosia Mosque, Clayton Street, Nelson	183
22/0486/FUL	Full: Reconfiguration and removal of holiday restrictions to allow residential occupation (part retrospective) at Prospect Farm Caravan Site, Lenches Road, Colne	185
22/0503/CND	Approval of Details Reserved by Condition: Discharge of conditions 5 (site access and off-site highway improvements) condition 6 (construction method statement) condition 7 (height of obstacles within the visibility splay) condition 14 (tree protective fencing) condition 15 (landscaping scheme) at Spencer House Farm 262 Wheatley Lane Road, Fence	190
22/0513/NMA	Non-Material Amendment: Change to timing of off-site highway works of planning permission 19.0901/FUL on the housing development on the site of the former J. Nelson Sports Club, Wickworth Street, Nelson	193

22/0519/FUL	Full: Change of use of part ground floor and first floor to two flats (Use Class C3) insertion of dormer to rear roof slope and three roof lights to front roof slope at 61-63 Colne Road, Brierfield	196
22/0532/CND	Approval of details Reserved by Condition: Discharge of condition 13 (drainage) of planning permission 18/0903/FUL on the site of the former bus station, Broadway, Nelson	202
22/0537/CND	Approval of Details Reserved by Condition: Discharge of condition 7 (drainage) and condition 8 (drainage) of planning permission 21/0312/VAR at Black Carr Mill, Skipton Road, Trawden	204
22/0542/HHO	Full: Erection of a single storey extension to the side at 19 Whitworth Way, Barnoldswick	207
22/0548/CND	Approval of Details Reserved by Condition: Discharge of condition 8 (estate street phasing and completion plan) of planning permission 19/0901/FUL on the housing development on the site of the former J. Nelson Sports Club, Wickworth Street, Nelson	211
22/0553/HHO	Full: Erection of a single storey rear extension at 79 Knotts Mount, Colne	213
22/0558/HHO	Full: Erection of a single storey rear extension at 163 Halifax Road, Brierfield	217
22/0562/FUL	Full: Change of use of the unit to bakery (Use Class E) external alterations and installation of plant at Unit 2, North Valley Road, Colne	221
22/0566/VAR	Full: Variation of Condition: Vary condition 6 (window frames) of planning permission 21/0541/FUL at Lower Broach Farmhouse, Skipton New Road, Foulridge	226
22/0569/FUL	Full: Insertion of dormer to east elevation, relocation of fire exit from the south elevation to east, insertion of a window to the south elevation and new drain to east elevation at the Lighthouse Christian Centre, 15a Halifax Road, Brierfield	230
22/0572/RTD	Prior Approval Notification: Change of use from office (Use Class E) to 1 dwelling (Use Class C3) at 11 Market Square, Nelson	234
22/0576/FUL	Full: Erection of an extension to the front elevation and alterations to the front of an existing outbuilding (resubmission) at the Red Lion Inn, 70 Red Lion Street, Earby	238

22/0583/HHO	Full: Erection of a single storey rear extension at 17-19 Ethel Street, Barnoldswick	241
22/0584/FUL	Full: Demolition of an existing agricultural building and erection of a replacement agricultural livestock building and yard area at Spring Garden Villa, Skipton Road, Trawden	245
22/0585/FUL	Full: Change of use of first floor office accommodation to 1 bedroom flat and ground floor garage workshop to store, with external alterations at ground and first floor at Store 2, Essex Street, Nelson	250
22/0586/HHO	Full: Erection of a single storey extension to the rear of 384 Gisburn Road, Barnoldswick	253
22/0589/FUL	Full: Change of use from office (Use Class E) to house in multiple occupation and management office/on site accommodation (Use Class C4) at 1 Carr Road, Nelson	257
22/0592/CND	Approval of Details Reserved by Condition: Discharge of condition 3 (material samples) of planning permission 22.0082/FUL at the Red Lion Inn, 70 Red Lion Street, Earby	261
22/0593/HHO	Full: Insertion of rooflight windows to front and rear at 1 North View Trawden	262
22/0602/FUL	Full: Change of use from residential dwelling (Use Class C3) to residential institution (Use Class C2) to provide care for up to 4 children, replacement windows and erection of a single storey rear extension at 196 Halifax Road, Nelson	266
22/0605/FUL	Full: Change of use of ground floor (Use Class E) to one bed flat (Use Class C3) (retrospective) at 265 Leeds Road, Nelson	271
22/0612/SCREEN	Screening opinion request regarding proposed development of a 50MW battery storage facility with associated infrastructure on land to the south west of the Old Vicarage, Greenhead Lane, Reedley	274
22/0615/HHO	Full: Part first floor extension to front, insertion of two new dormers to front roof slope and one new window to first floor side extension at 17 Highgate, Nelson	277
22/0617/FUL	Full: Creation of additional car parking and turning head for goods vehicles at County Brook Mill, County Brook Lane, Foulridge	281
22/0618/CEU	Certificate of Lawful Development (S192 Proposed	285

	Use): the siting of a caravan for ancillary residential use at Jerusalem Farm, Skipton Old Road, Colne	
22/0622/ADV	Advertisement Consent: Display of non-illuminated vinyl sticker to front elevation of building at Nelson and Colne College, Scotland Road, Nelson	286
22/0625/CND	Approval of Details Reserved by Condition: Discharge of condition 4 (materials) condition 7 (estate road management) and condition 12 (landscape management) of planning permission 21/0358/REM on land to the north west of Laneshaw Bridge Methodist Church, Keighley Road, Laneshaw Bridge	290
22/0630/ADV	Advertisement Consent: Installation of 2 fascia signs (one illuminated and one non-illuminated) and 1 illuminated totem sign at Unit 2 North Valley Retail Park, North Valley Road, Colne	292
22/0639/HHO	Full: Erection of a single storey side and rear extension, front porch and detached garage/store at Pinfold Barn, Southfield Lane, Nelson	295
22/0653/CND	Approval of Details Reserved by Condition: Discharge of condition 9 (site access) of planning permission 21/0583/FUL (appeal reference: APP/E2340/W/21/3289117) on land adjacent to Whitewalls Drive, Colne	298
22/0656/CND	Approval of Details Reserved by Condition: Discharge of condition 3 (material samples) and condition 4 (surface water drainage) of planning permission 22/0465/FUL at Broom House Farm, Bleara Road, Earby	300
22/0658/SCREEN	Screening opinion request for outline residential development of up to 140 dwellings on the site of the former Riverside Mill, Reedyford Road, Nelson	302
22/0659/FUL	Full: Remodelling of land surrounding the mosque, including the provision of 49 additional car parking spaces and associated landscaping works, a fenced children's play area, access paths with lighting, steps within the woods, a water fountain a 3G sports pitch and a retaining wall at Madina Mosque, 144 Manchester Road, Nelson	305
22/0662/NMA	Non-Material Amendment: Alteration of name of property referred to in condition 6 of planning permission 13/12/0121P at The Haybarn, Gisburn Old Road, Blacko	309
22/0667/FUL	Full: Insertion of dormers to front and rear roof slopes at 208 Every Street, Nelson	311

22/0689/CPO	Full: County Consultation: Construction of a motor control centre kiosk at the Sewage Treatment Centre, Barnoldswick	314
22/0690/CND	Approval of Details Reserved by Conditions: Discharge of condition 11 (site access and off-site highways works) of planning permission 18/0903/FUL on the site of the former Bus Station, Broadway, Nelson	315
22/0693/CEA	Certificate of Lawfulness (S192 Proposed Development): Installation of 15 replacement UPVC windows at Pinfold Cottage, Fence	317

4. Enforcement/Unauthorised Uses

Enforcement action

Enc. The Head of Legal Services submits the attached report giving the up-to-date position on prosecutions.

5. Exclusion of Public and Press

To consider excluding the public and press from the meeting during the next 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 is likely, in view of the nature of the proceedings or the business to be transacted, that there will be disclosure of exempt information which is likely to reveal the identity of an individual.

PART II – EXEMPT ITEMS

6. Enforcements

Enc. To consider the attached report from the Planning, Economic Development and Regulatory Services Manager.

7. Outstanding Enforcements

Enc. To consider the attached report from the Planning, Economic Development and Regulatory Services Manager.