

**MINUTES OF A MEETING OF
NELSON, BRIERFIELD AND REEDLEY COMMITTEE
HELD AT NELSON TOWN HALL
ON 2nd JANUARY, 2023**

PRESENT –

His Worship the Mayor – Councillor Y. Iqbal

Councillor N. Ashraf (Chairman - in the Chair)

Councillors

*F. Ahmad
Z. Ali
M. Ammer
R. Anwar
M. Aslam
N. McGowan
A. Mahmood*

Co-optees

*Mr. N. Emery (Nelson Town Centre Partnership)
Mrs. P. McCormick (Reedley Hallows Parish Council)*

(Apologies for absence were received from Councillors S. Ahmed, M. Hanif, M. Iqbal and M. Kaleem).

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>



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

<i>Javed Khan</i>	<i>22/0659/FUL Full: Remodelling of land surrounding the moue, 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 the Madina Mosque, 144 Manchester Road, Nelson</i>	<i>Minute No. 101</i>
<i>Victoria Peverly Kathleen Smith Graham Smith Anthony Green</i>	<i>Flooding concerns on Clarkson Close, Reedley Drive and Colne Road, Reedley</i>	<i>Minute No. 105(b)</i>
<i>Victoria Peverly Anthony Green</i>	<i>Progress on proposals for the former Lucas Playing Fields site</i>	<i>Minute No. 105(c)</i>



96. DECLARATION OF INTERESTS

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

97. PUBLIC QUESTION TIME

Anthony Green raised the issue of wheelie bins in the Reedley Drive, Reedley area which had been left out for over six weeks. He asked if stickers could be put on these bins advising the owners to bring their bins in after every collection. It was agreed that this issue be referred to the Environmental Services Manager.

98. MINUTES

RESOLVED

That the Minutes of meeting held on 31st October, 2022 be approved as correct records and signed by the Chairman.

99. PROGRESS REPORT

A progress report on actions arising from the last meetings of Nelson Committee and Brierfield and Reedley Committee were submitted for information.

100. POLICE ISSUES

In the absence of any Police representative being present no issues were raised.

The crime statistics were circulated for December, 2022 compared with the same period in 2021 at the meeting without discussion

101. PLANNING APPLICATIONS

(a) Applications to be determined

22/0400/HHO Full: Extensions to dwelling including roof lift, two storey side and rear extension and enlargement of porch at 137 Barkerhouse Road, Nelson for Mr. Ansar Iqbal

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 5 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 U149-P01, Proposed elevations U149-P05A received 22nd December, 2022 and Proposed plans U149-P04.

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

3. The external materials used in 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: 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 housing development would accord with Local Planning Policy and would be compliant with guidance set out in the Framework, subject to compliance with planning conditions. 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.

22/0655/HHO Full: Erection of a single story extension to rear and insertion of dormer window to front roof slope at 12 Wickworth Street, Nelson for Mr. Bilal Hussain

A site visit was carried out prior to the meeting.

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 5 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 U138-P01, Proposed elevations U138-P04C and Proposed elevations U138-P05C.

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

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

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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 the Madina Mosque, 144 Manchester Road, Nelson for Mr. Ishtiaq Mohammed

RESOLVED

That this item be **deferred** for further discussions with the applicant.

22/0668/HHO Full: Erection of a two storey side and rear extension and single storey front extension at 251 Halifax Road, Nelson for Mrs. 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 5 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 22042-02-A, 22042-03-A, 22042-SP-A and 22042-LP.

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

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

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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 housing development would accord with Local Planning Policy and would be compliant with guidance set out in the Framework, subject to compliance with planning conditions. 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.

22/0698/HHO Full: Erection of a boundary fence at 35 Clegg Street, Brierfield for Mr. Adeel Khalid

A site visit was carried out prior to the meeting.

(Before the vote was taken, the Planning Officer advised that a decision to approve the application would represent a significant departure from policy. The matter would therefore be referred to the Head of Legal Services and subject to his agreement the decision would stand referred to the Development Management Committee).

RECOMMENDATION

That planning permission be **granted** subject to appropriate conditions and reasons:

(b) Planning Appeals

The Planning, Economic Development and Regulatory Services Manager submitted, for information, a report on appeals submitted and any decisions received.

102. ENFORCEMENT/UNAUTHORISED USES

Update on Enforcement Matters

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

103. AREA COMMITTEE BUDGET 2022/2023

The Housing, Health and Engineering Services Manager submitted a report on the Area Committee's Budget for 2022/23. It was noted that the Committee had allocated its Budget for 2022/23.

Three bids were submitted for consideration.

RESOLVED

- (1) That the report be noted.
- (2) That the following allocations be agreed:

Pendle Council – bid for £22,376 – to be allocated from Scheme 18 – Nelson Back Streets, Whitefield and Walverden

Pendle Council – bid for £202 – to be allocated from Scheme 17 – litter bin for New Street Nelson

Pendle Council – bid for £2,500 – to be allocated from Scheme 19 – Nelson Cenotaph

REASON

To enable the Budget to be allocated effectively.

104. ENVIRONMENTAL BLIGHT

Committee were advised that there was currently no existing environmental blight sites and no new sites had been identified.

Any new sites should be reported to Tricia Wilson (tricia.wilson@pendle.gov.uk) including a contact name and contact details along with a brief description of the site and the problem.

105. ITEMS FOR DISCUSSION

(a) Ravens Grove – road resurfacing

It was reported that the surface of the road on Ravens Grove was very uneven with dips in it but no pot holes. It had been established that this was an adopted road and that the County Council should be made aware of the issue.

RESOLVED

That a complaint be lodged with Lancashire County Council regarding the condition of Ravens Grove with a request that it be resurfaced. It was also agreed that this issue be referred to the County Councillor for that area Councillor Howard Hartley.

REASON

In response to complaints from residents but also to improve the surface of the road.

(b) Flooding Concerns – Clarkson Close, Reedley Drive and Colne Road, Reedley

Local residents expressed their concerns about flooding issues. In bad weather water could be seen coming from a manhole cover on Clarkson Close which then flowed into a resident's garage and garden and then into Colne Road at the junction with Reedley Drive causing a hazard for drivers.

It was reported that there had previously been an issue further up Clarkson Close which had been addressed by Barnfield Construction, however, it seemed the problem had just moved down the pipe.

It was felt that the problem had arisen following the remodelling of the Lucas Playing Fields site. Residents at the top of Clarkson Close were still experiencing flooding in their gardens however having installed their own drainage system they were still experiencing problems.

RESOLVED

- (1) That the County Council be asked for an update on the flooding issues reported to them in the Clarkson Close, Reedley Drive and Colne Road area of Reedley.
- (2) That a meeting be arranged with representatives from the County Council, Barnfield Construction, Ward Councillors and representatives from local residents to discuss the flooding issue and try to come to a resolution.

REASON

To address issued raised by local residents.

(c) Progress on proposals for the former Lucas Playing Fields

Concerns were expressed that details of the Section 106 Agreement in relation the development of the above site had been changed several times without consultation with local residents. Mention was also made of a meeting with residents on 8th January, 2020 where it was said that a new report would be going to the Brierfield and Reedley Committee in February 2020 but it appeared that this had not happened.

It was reported that local residents had been subjected to people looking into their gardens and taking photographs; noise issues relating to the use of quad bikes and issues with anti-social behaviour.

There was also a feeling that the water runoff from this site was causing problems on adjoining roads with flooding issues, particularly when the weather was bad.

Concerns were also expressed that work was scheduled to start in May, 2023 when it should have started five years ago.

RESOLVED

That the issues raised also be discussed at the meeting referred to in minute 105(b) above.

REASON

To address issued raised by local residents.

106.

OUTSTANDING ITEMS

- (a) Speed Calming Measures on Chapel House Road, Nelson (05.07.2021)
- (b) Enforcement Item (Mosque, Stanley Street, Brierfield) (Part II of the agenda 29.11.2021)
- (c) Meeting with Transdev (28.02.2022)
- (d) Meeting with LCC re: access for residents/emergency vehicles at Victory Close, Nelson (09.05.2022)

Nelson Committee (02.01.2023)

- (e) Meeting with the Chief Inspector and Police and Crime Commissioner about a number of issues including anti-social behaviour, drug related issues and littering in Brierfield (04.08.2022)
- (f) Meeting with the LCC's Cabinet Member for Highways re: speeding vehicles, Bankhouse Road, Nelson (04.08.2022)

Chairman _____