



# MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE

(Councillors Faraz Ahmad, Sajjad Ahmed, David Albin, Mohammad Ammer, Mohammad Aslam, David Cockburn-Price, Sarah Cockburn-Price, Yasser Iqbal, Dorothy Lord, Jennifer Purcell, Martyn Stone and David Whipp)

TO BE HELD ON  
**THURSDAY 20<sup>TH</sup> APRIL, 2023**  
AT 7.00 P.M.

IN THE WILSON ROOM AT NELSON TOWN HALL

Members of the public may speak on any agenda item in which they have a direct interest. Petitions may also be presented. Your request to speak must be made **in writing or by telephone, by 12 noon on the day of the meeting.**

For further information and to make a request to speak please contact

Joanne Eccles tel: 01282 661654  
[joanne.eccles@pendle.gov.uk](mailto:joanne.eccles@pendle.gov.uk)

**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 Regulations 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.

## A G E N D A

### 1. Declaration of Interests

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.

### 2. Minutes

To approve, or otherwise, the Minutes of the meeting held on 14<sup>th</sup> March 2023.

### 3. Planning Applications

**Enc.** The Planning, Economic Development and Regulatory Services Manager submits the attached report of the following planning applications referred from area committees -

**(a) 22/0772/HHO      Full: *Erection of wall at front of property and installing gates and infill panels at 161 Reedyford Road, Nelson***

At a meeting of Nelson, Brierfield and Reedley Committee on 27<sup>th</sup> February 2023 the decision to grant this application, subject to appropriate conditions and reasons, was referred as a recommendation to this Committee as the decision would represent a significant departure from policy. At the last meeting the application was deferred to allow further discussions with the applicant on design.

**(b) 22/0776/FUL      Full: *Refurbishment of farmhouse and conversion of outbuildings to form 6 apartments for supported living, plus ancillary staff office and communal kitchen, dining and lounge areas at 40 Reedley Road, Reedley***

At a meeting of Nelson, Brierfield and Reedley Committee on 27<sup>th</sup> March 2023 the decision to refuse this application, on the grounds of "residential amenity", was referred as a recommendation to this Committee as the development does not raise any potentially unacceptable residential amenity impacts and there were no specific residential amenity impacts identified by the Committee. This would result in a vague, generalised reason for refusal which could not feasibly be defended at appeal and would result in a significant risk of costs being awarded against the Council.

**(c) 23/0024/HHO      Full: *Erection of single storey rear extension at 144 Reedyford Road, Nelson***

At a meeting of Nelson, Brierfield and Reedley Committee on 27<sup>th</sup> March 2023 the decision to grant this application, subject to appropriate conditions and reasons, was referred as a recommendation to this Committee as the decision would represent a significant departure from Policy ENV2 of the Core Strategy. The proposed rear extension would be contrary to the guidance of the Design Principles SPD relating to residential amenity impact and result in unacceptable residential amenity impact upon the neighbouring property.

**(d) 23/0090/HHO Full: Erection of single storey rear extension with associated internal alterations and site works at 33 Reedfield, Reedley**

At a meeting of Nelson, Brierfield and Reedley Committee on 27<sup>th</sup> March 2023 the decision to grant this application, subject to appropriate conditions and reasons, was referred as a recommendation to this Committee as the decision would represent a significant departure from Policy ENV2 of the Core Strategy. The proposed rear extension would be contrary to the guidance of the Design Principles SPD relating to residential amenity impact and result in unacceptable residential amenity impact upon the neighbouring property.