

**MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT COMMITTEE  
HELD AT PENDLE HIPPODROME, COLNE  
ON 18<sup>TH</sup> JULY 2023**

*PRESENT –*

*His Worship the Mayor – Councillor B. Newman  
Councillor M. Adnan (Chair)*

**Councillors**

*S. Ahmed  
D. Albin  
N. Ashraf  
M. Aslam  
D. Gallear  
D. Lord  
K. McGladdery  
A. Sutcliffe  
D. Whipp*

**Also present**

*D. Cockburn-Price  
S. Cockburn-Price*

**Officers**

<i>N. Watson</i>	<i>Assistant Director Planning, Building Control &amp; Regulatory Services</i>
<i>E. Barker</i>	<i>Head of Legal Services</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>

*(Apologies for absence were received from Councillor. Y. Iqbal.)*



*The following people attended the meeting and spoke on the item indicated –*

<i>M. Thomas</i>	<i>22/0790/OUT Outline: Major: Development</i>	<i>Minute No. 7</i>
<i>M. Chung</i>	<i>of 150 new homes; refurbishment and</i>	
<i>E. Crickmore</i>	<i>extension of an existing pump house</i>	
<i>E. Lane</i>	<i>building and its change of use to a Class E</i>	
<i>A. Bedford</i>	<i>or Class F community use; formation of a</i>	
<i>J. Stanford</i>	<i>new means of access onto Windermere</i>	
<i>S. Morgan-Hyland</i>	<i>Avenue; alterations to an existing means of</i>	
<i>G. Lee</i>	<i>access onto Castle Road; and other</i>	
<i>J. Hartley</i>	<i>associated works (Access only) at land off</i>	
<i>S. Dale</i>	<i>Windermere Avenue, Colne</i>	
<i>W. Reynolds</i>		
<i>A. Birkinshaw</i>		
<i>J. Birchenough</i>		
<i>V. Pannell</i>		
<i>M. Wellock</i>		
<i>M. Turner</i>		
<i>I. Chapman</i>		

**5. DECLARATION OF INTERESTS**

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

**6. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 20<sup>th</sup> June 2023 be approved as a correct record and signed by the Chairman.

**7. PLANNING APPLICATIONS**

The Assistant Director Planning, Building Control and Regulatory Services submitted a report of the following planning application for determination -

**22/0790/OUT *Outline: Major: Development of 150 new homes; refurbishment and extension of an existing pump house building and its change of use to a Class E or Class F community use; formation of a new means of access onto Windermere Avenue; alterations to an existing means of access onto Castle Road; and other associated works (Access only) at land off Windermere Avenue, Colne***

As this application was for a housing development of over 60 houses it had been brought to this Committee, rather than the area committee, for determination. Colne and District Committee had commented on the application at their meeting on 2<sup>nd</sup> February 2023 and recommended that the application be refused for a number of reasons.

The report recommended that Members refuse the application. A planning update had been circulated prior to the meeting reporting additional comments from LCC Highways, Lidgett and Beyond and the applicant. The Planning Officer's recommendation remained to refuse the application.

**RESOLVED**

That planning permission be **refused** for the following reason –

1. The proposed development would result in the unacceptable loss of a prominent greenfield site to the east of the settlement of Colne that currently makes a significant contribution to the landscape character and quality of the area. The development would lead to a poor relationship with the town and countryside. In visual terms, there would be unacceptable impacts on views looking towards the application site, in particular from the opposite side of the valley and for users on the footpaths approaching and passing through the site. The proposed development would be contrary to policies LIV1, ENV1, ENV 2 of the adopted Pendle Local Plan (Core Strategy), policies 13 and 20 of the adopted Replacement Pendle Local Plan, policies CNDP 13 and CNDP 14 of the emerging Colne Neighbourhood Plan and paragraph 137 of the National Planning Policy Framework.
2. The development would lead to unacceptable harm to the ecological value of the area with specific harm to the ornithological value of the site. The development would thus be contrary to policy ENV1 of the adopted Pendle Local Plan Core Strategy and paragraph 180 of the

Development Management Committee (18.07.2023)

National Planning Policy Framework.

CHAIRMAN \_\_\_\_\_