

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 14TH NOVEMBER 2023**

*PRESENT –
Councillor M. Adnan (Chair)*

Councillors

*S. Ahmed
M. Aslam
S. Cockburn-Price
D. Gallear
M. Stone
A. Sutcliffe
Y. Tennant
D. Whipp*

Also Present

N. Ahmed

Officers

<i>N. Watson</i>	<i>Assistant Director Planning, Building Control & Regulatory Services</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillors M. Ammer, D. Lord and M. Strickland.)



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

<i>Paul Hurley</i>	<i>23/0516/FUL - Full: Erection of 1 no. dwelling with</i>	<i>Minute No. 16</i>
<i>Susan Webb</i>	<i>associated infrastructure (Amended scheme to</i>	
<i>Ashley Rostron</i>	<i>approved planning permission 22/0417/FUL) at</i>	
<i>Richard Maudsley</i>	<i>147 Wheatley Lane Road, Barrowford</i>	

14. DECLARATION OF INTERESTS

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

15. MINUTES

RESOLVED

That the Minutes of the meeting held on 17th October 2023 be approved as a correct record and signed by the Chairman.

16. PLANNING APPLICATIONS

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

23/0516/FUL

Full: Erection of 1 no. dwelling with associated infrastructure (Amended scheme to approved planning permission 22/0417/FUL) at 147 Wheatley Lane Road, Barrowford for Mr. and Mrs. Yates

(A site visit had been undertaken prior to the meeting.)

At a meeting of Barrowford and Western Parishes Committee on 1st November 2023 the decision to refuse this application on the grounds of unacceptable and detrimental impact upon the Carr Hall and Wheatley Lane Conservation Area was referred as a recommendation to this Committee as there was a significant risk of costs being awarded against the Council in the event of an appeal. The Planning Officer's recommendation was to approve this application.

RESOLVED

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

1. The design is one that is not reflective of the design of the area with in particular large areas of glazing. The development is poorly designed and would thus detrimentally affect the visual amenity of the area and would be contrary to policy ENV 2 of the adopted Pendle Local Plan and paragraph 134 of the National Planning Policy Framework.
2. The two storey development would overlook the adjacent bungalow with the balcony and first floor windows resulting in a loss of privacy to the occupants of 143A Wheatley Lane Road. In addition the two storey blank elevation would present an imposing and overbearing feature when viewed from the rear elevation of 149 Wheatley Lane Road detrimentally affecting the living environment of the occupants of the dwelling. Thus the development would be of poor design contrary to policy ENV 2 of the adopted Pendle Local Plan and paragraph 134 of the National Planning Policy Framework.

CHAIRMAN_____