

MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE

(Members: Councillors M. Adnan (Chair), S. Ahmed, D. Albin, M. Ammer, M. Aslam, S. Cockburn-Price, D. Gallear, D. Lord, M. Strickland, A. Sutcliffe, Y. Tennant and D. Whipp)

TO BE HELD ON
WEDNESDAY 20TH DECEMBER, 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. A request to speak must be made **in writing or by telephone by 12 noon on the day of the meeting.**

The meeting will be live streamed and can be accessed via the following link:

<https://www.youtube.com/live/-0oTUMOOZi0?si=xxBnvg-WoY0l0i7R>

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

Joanne Eccles tel: 01282 661654
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 براۓ 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

Enc. To approve, or otherwise, the Minutes of the meeting held on 14th November 2023.

3. Planning Applications

Enc. The Assistant Director, Planning, Building Control and Regulatory Services submits the attached report of the following planning applications to be determined –

(a) Applications for over 60 housing units

23/0301/FUL Full (Major): Erection of 129 dwelling houses, with open space provision, estate roads and landscaping at Land at Further Clough Head, Bamford Street, Nelson

This application is for a housing development of more than 60 houses and as such must be determined by this Committee. At a meeting of Nelson, Brierfield and Reedley Committee on 4th December 2023, Members considered the application and made the following comments –

- There should be assurances relating to the stability of the road;
- Negotiating a Section 106 Agreement should be considered;
- Affordable housing should be provided on the site;
- There should be a mix of housing types on the site to be reflective of the local community.

23/0557/VAR Variation of Condition: Vary Condition 24 (S.106 Planning Obligation for education contribution) of Planning Permission 22/0774/OUT at Site of Former Riverside Mill and Land bordering with Charles Street and Baker Street, Reedyford Road, Nelson

This application is for a housing development of more than 60 houses and as such must be determined by this Committee. At a meeting of Nelson, Brierfield and Reedley Committee on 4th December 2023, it was recommended that the application for a variation of condition be granted for the following reasons: -

- The lack of viability for the provision of an education contribution had been clearly demonstrated;
- The viability of the development should not be jeopardised.

(b) Referrals from Area Committees

23/0603/HHO *Full: Erection of timber fencing to front garden area at 41 Carr Road, Nelson*

At a meeting of Nelson, Brierfield and Reedley Committee on 4th December 2023 the decision to approve this application was referred as a recommendation to this Committee as the development would amount to a significant departure from policy ENV2 of the Core Strategy. The Planning Officer's recommendation is to refuse this application.

23/0680/FUL *Full: Demolition of an existing stable, erection of 1 no. self-build eco-home with an attached garage and a new access lane at Land to the North of 34 Pasture Lane, Barrowford*

At a meeting of Barrowford and Western Parishes Committee on 6th December 2023 the decision to refuse this application on the grounds of the application site being within the open countryside, outside the settlement boundary and not being sustainable, was referred as a recommendation to this Committee, as there is a significant risk of costs being awarded against the Council in the event of an appeal. The Planning Officer's recommendation is to approve this application.