

**MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT COMMITTEE  
HELD AT NELSON TOWN HALL  
ON 21<sup>ST</sup> MAY 2024**

*PRESENT –  
Councillor M. Adnan (Chair)*

**Councillors**

*F. Ahmad  
S. Ahmed  
D. Gallear  
K. McGladdery  
R. O'Connor  
M. Stone  
Y. Tennant*

**Officers**

*N. Watson                                   Assistant Director Planning, Building Control & Regulatory Services  
L. Rowland                                 Committee Administrator*

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



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

*Mahmood Hussain     24/0107/FUL Full: Change of use to permit                   Minute No.3  
                                 vehicle servicing and repairs to existing car  
                                 sales on Site of Former Garages, Bradley Road  
                                 East, Nelson*

**1.   DECLARATION OF INTERESTS**

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

**2.   MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 11<sup>th</sup> April 2024 be approved as a correct record and signed by the Chair.

**3.   PLANNING APPLICATIONS**

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

***24/0107/FUL     Full: Change of use to permit vehicle servicing and repairs to existing car  
                                 sales on Site of Former Garages, Bradley Road East, Nelson for Mr  
                                 Mahmood Hussain***

At a meeting of Nelson, Brierfield and Reedley Committee on 7th May 2024 the decision to approve this application was referred as a recommendation to this Committee as the development

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would amount to a significant departure from policy ENV5 of the Local Plan: Part 1 Core Strategy and would likely result in a detrimental impact upon residential amenity.

An update had been circulated prior to the meeting reporting that the description of development required changing to "Variation of Conditions: Vary condition 6 (vehicles repairs) of planning permission 13/12/0544P to allow for servicing and repair of vehicles sold from the site".

Members were advised that if they were minded to approve the application there would be implications for neighbouring amenity because of the noise emanating from the proposed vehicle repairs and maintenance. There would also be implications for vehicles in the highway because there would not be sufficient space within the site for the existing number of spaces for car sales as well as the proposed maintenance/repairs services. The Planning Officer's recommendation was to refuse this application.

**RESOLVED**

That the Assistant Director, Planning, Building Control and Regulatory Services be delegated authority to **grant consent** subject to receipt of a satisfactory noise assessment demonstrating that the potential impact upon neighbouring amenity would be acceptable. Should the results of the noise assessment demonstrate that the potential impact would not be acceptable, and the Assistant Director be minded to refuse the application, the matter be referred back to this Committee for consideration.

CHAIR\_\_\_\_\_