

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 18TH JUNE 2024**

PRESENT –

His Worship the Mayor – Councillor M. Aslam

Councillor M. Adnan (Chair)

Councillors

*F. Ahmad
S. Ahmed
D. Gallear
K. McGladdery
M. Strickland
A. Sutcliffe
Y. Tennant
D. Whipp*

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 Councillor D. Lord.)



4. DECLARATION OF INTERESTS

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

5. MINUTES

RESOLVED

That the Minutes of the meeting held on 21st May 2024 be approved as a correct record and signed by the Chair.

6. PLANNING APPLICATIONS

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

24/0240/FUL *Full: Installation of a new shop front with shutter at 88 Manchester Road, Nelson for Mr Zaka Mohammed Alnoor*

(A site visit was carried out prior to the meeting.)

At a meeting of Nelson, Brierfield and Reedley Committee on 3rd June 2024 the decision to approve this application was referred as a recommendation to this Committee as the development would represent a significant departure from the guidance of the Conservation Area Design and Development SPD. Design Principles SPD and Policies ENV1 and ENV2 of the Core Strategy.

The Planning Officer's recommendation was to refuse this application.

RESOLVED

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

1. The retrospectively proposed shopfront removes traditional features present in the previously existing shopfront and represents poor design which would result in harm to the visual amenity of the area and less than substantial harm to the significance of Conservation Area which is not outweighed by any public benefit, contrary to Policies ENV1 & ENV2 of the Local Plan Part 1: Core Strategy, the Conservation Area Design & Development Guidance Supplementary Planning Document, Design Principles Supplementary Planning Document and paragraphs 139 and 208 of the National Planning Policy Framework.

24/0267/HHO Full: Erection of a front and rear dormer to facilitate a loft conversion and a first-floor rear extension at 119 Clayton Street, Nelson for Ms Shabnam Kanval

(A site visit was carried out prior to the meeting.)

At a meeting of Nelson, Brierfield and Reedley Committee on 3rd June 2024 the decision to approve this application was referred as a recommendation to this Committee as the development would result in harm to the significance of the Whitefield Conservation Area and represent a significant departure from the guidance of the Design Principles SPD and Policies ENV1 and ENV2 of the Core Strategy.

The Planning Officer's recommendation was to refuse this application.

RESOLVED

That consideration of this application be **deferred** to allow the applicant to have discussions with Planning and submit amended plans with a better design addressing the residential amenity issues, and that was more in proportion and in keeping with the area.

24/0278/HHO Full: Erection of two-storey side and rear extension, 2 no. single storey rear extensions, a side porch and boundary treatment works at 129 Marsden Hall Road North, Nelson for Mr Muneeb Ul Hassan

(A site visit was carried out prior to the meeting.)

At a meeting of Nelson, Brierfield and Reedley Committee on 3rd June 2024 the decision to approve this application was referred as a recommendation to this Committee as there was a significant risk of a finding of maladministration and therefore adverse cost implications for the Council if this application were granted in the same circumstances in which an identical application had been refused. The Planning Officer's recommendation was to refuse this application.

RESOLVED

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

1. The proposed development would be prominent in the street scene, and its massing, scale and design would be inappropriate to the original scale and character of the property and its surroundings, and hence would be contrary to policies ENV1 and ENV2 of the Adopted Pendle Local Plan, paragraph 139 of the National Planning Policy Framework and the principles set out in the Adopted Pendle Design Principles Supplementary Planning Document.

CHAIR_____